

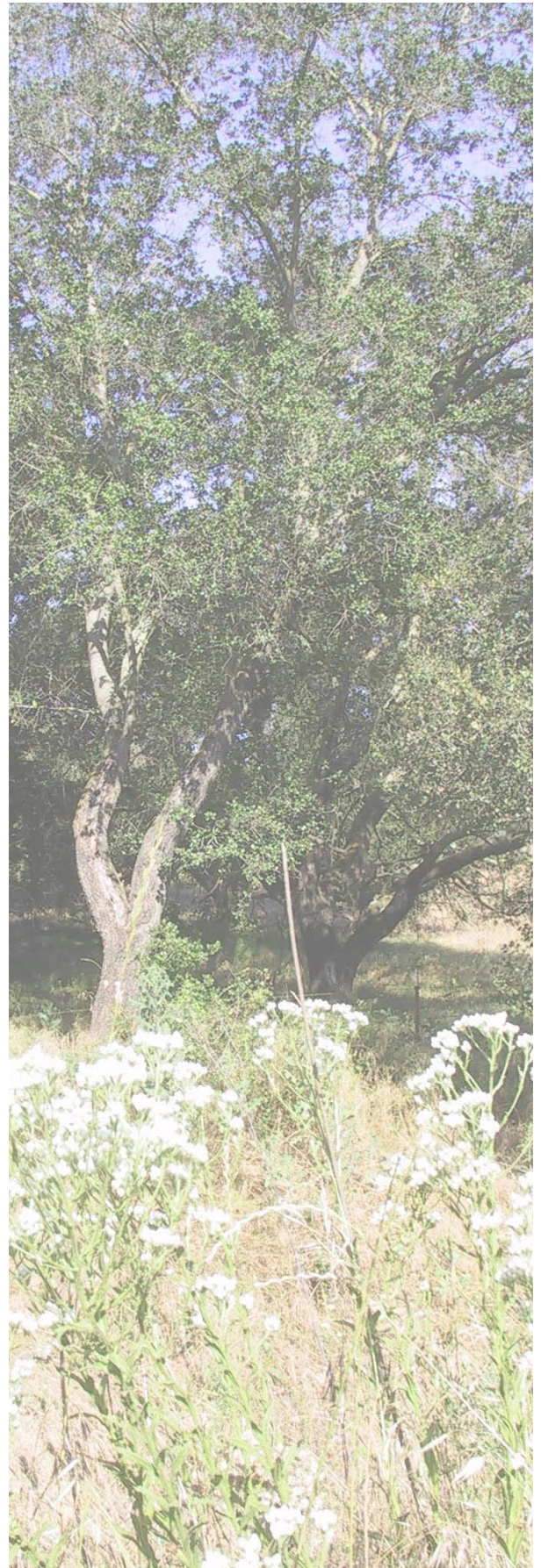


MONTECITO RANCH

“RURAL COUNTRY ESTATES”

MAJOR USE PERMIT (MUP 04-045)

DECEMBER 11, 2009





MONTECITO RANCH

RURAL COUNTRY ESTATES

MAJOR USE PERMIT

MUP 04-045

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DECEMBER 11, 2009

INFORMATION FOR THE READER

The Fire Protection Plan (FPP) for the Project (RC Biological Consulting, Inc. 2009; Appendix P) has been revised since public circulation based on requests from the Ramona Fire Prevention Bureau. The FPP now incorporates a larger fuel modification zone along the northeastern portion of the Proposed Project development area, allowing for a 100- to ISO-foot setback, instead of the 100-foot setback previously proposed. The modified impact footprint is reflected in the Final EIR on revised Figures 1-6 through 1-9 and on Page 1-11.

Based on agency coordination regarding comments received from the Ramona Airport following close of public review, the proposed realignment of SA 330 south of Montecito Road has been eliminated from further consideration at this time. As a result, all data related to alternative analysis of the portion of SA 330 south of Montecito Road have been deleted from the Final EIR. The deletion of this information does not affect analysis of the Proposed Project because the SA 330 alternative was not recommended as potentially viable for the Board of Supervisors to consider with regard to Proposed Project approval or denial.

Finally, the Draft EIR indicated that a 10.6-acre future school site would be located off of future Montecito Ranch Road in the vicinity of the proposed parks and wastewater reclamation facility. At this time, this use is being eliminated from the Final EIR. Any graphic or text references to the future school site should be ignored by the reader. Upon Project approval, the future school site will be excluded from the Project and placed into open space.

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MONTECITO RANCH
"RURAL COUNTRY ESTATES"

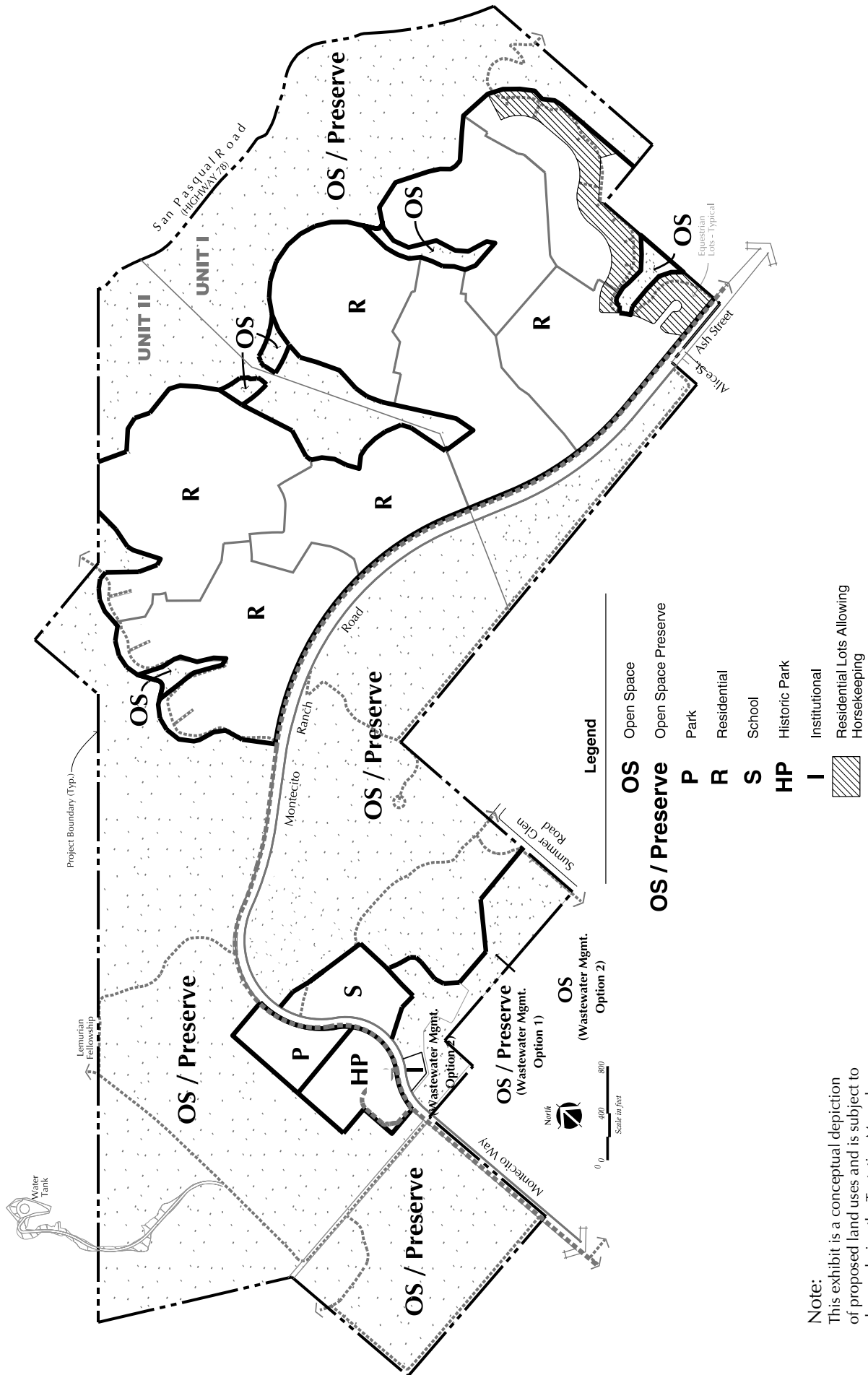
MAJOR USE PERMIT



I. INTRODUCTION

I. INTRODUCTION

This Major Use Permit is established pursuant to the Montecito Ranch Specific Plan (see Figure 1 *Montecito Ranch Specific Plan Zoning District Map*). The purpose of this Major Use Permit is to provide detailed implementation of the development standards and guidelines set forth in the Specific Plan. This Permit will be used in addition to the zoning in establishing permitted uses, activities and development standards. A separate Major Use Permit is established to guide the design, development and operation of the Montecito Ranch Wastewater Reclamation Facility (WRF).

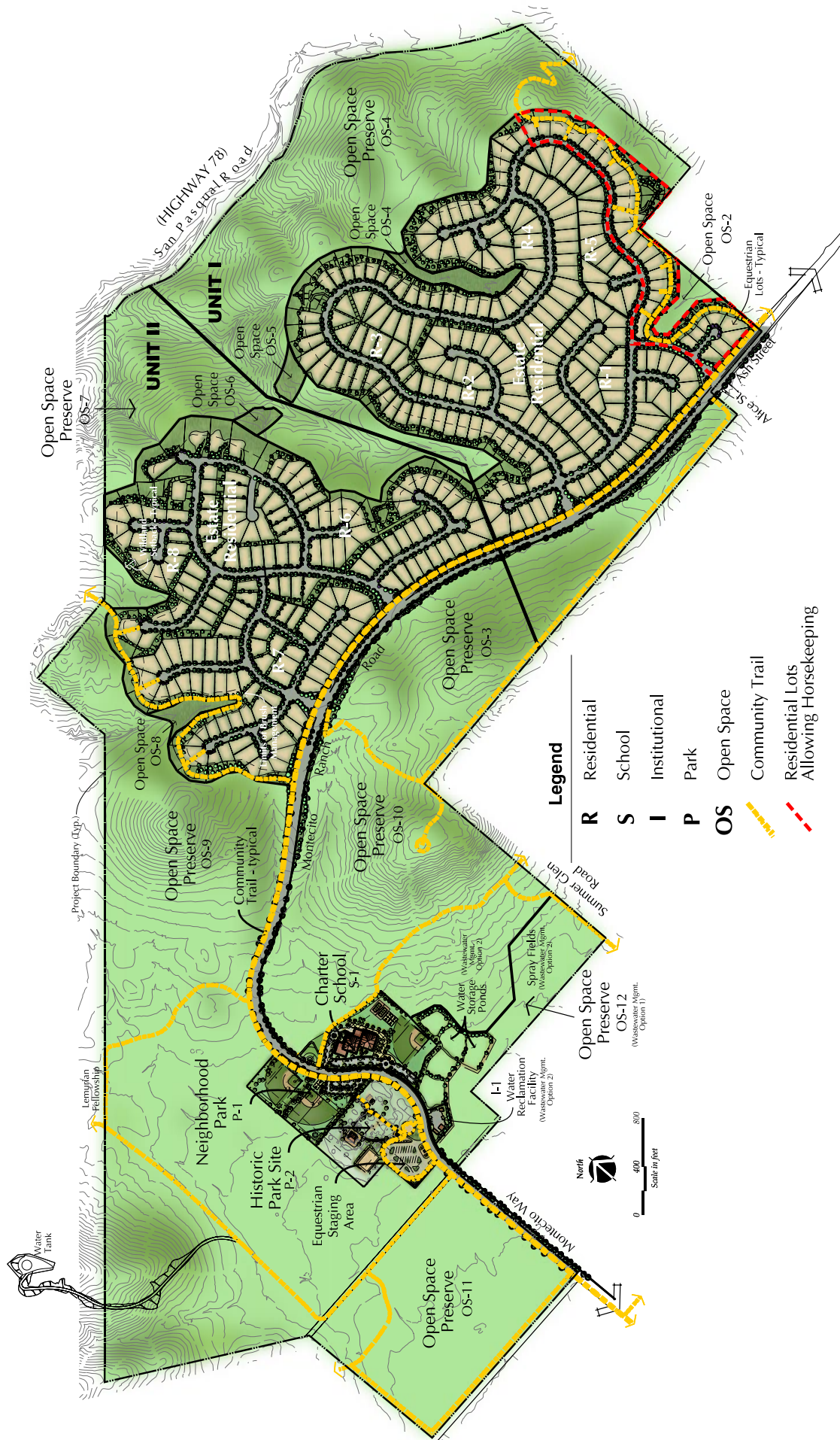


Montecito Ranch

Montecito Ranch Specific Plan Zoning Districts Map

Major Use Permit

Figure 1



Note:
This exhibit is a conceptual depiction
of proposed land uses and is subject to
change during the Tentative Map phase.

Montecito Ranch

Major Use Permit

Conceptual Lot Plan

Figure 2



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

MAJOR USE PERMIT



II. DEVELOPMENT PLANS & STANDARDS

- A. Residential Regulations
- B. Charter School Site
- C. Park Site Regulations
- D. Historic Ranch House Park Site
- E. Institutional Site
- F. Open Space Districts
- G. Parking Regulations

II. DEVELOPMENT PLANS AND STANDARDS

A. RESIDENTIAL (R)

The following development standards shall pertain to areas designated for residential use in the Montecito Ranch Specific Plan:

I. Allowable Uses

Allowable uses within Residential Districts include the following:

- Single-family dwellings
- Guest homes are allowed and shall have a maximum floor area of 900 square feet or 25% of the living area of the primary dwelling, whichever is greater.
- Park, recreation and trail facilities
- Temporary real estate offices and model homes
- Utilities necessary to serve the Specific Plan area
- Accessory uses shall be the same as those set forth in Section 6156 of the Zoning Ordinance for property subject to the Residential Use Regulations

2. Property Development Standards

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Zoning Administrator review or tract map approval, providing the minimums specified herein are maintained as average minimums.

Table I - Residential Districts Property Development Standards

Minimum Lot Area	20,000 square feet
Setbacks:	
Garage Door	25 feet from property line
Front Yard	10 feet from edge of graded pad but in no case less than 20 feet from the property line.*
Exterior Side Yard (Ash Street, Montecito Way, Montecito Ranch Road)	20 feet from edge of street right-of-way
Exterior Side Yard (All other Streets)	15 feet from edge of street right-of-way
Interior Side Yard	10 feet from property line
Rear Yard	15 feet from edge of graded pad but in no case less than 30 feet from property line**
Building Height	35 feet; two stories
Parking	Minimum 3 garage spaces per residence

¹ * For purposes of this section, the limits of a graded pad shall be considered as the pad shown on the approved Montecito Ranch Grading Plan.

² ** As allowed by Brush Management Regulations.

3. Walls and Fences

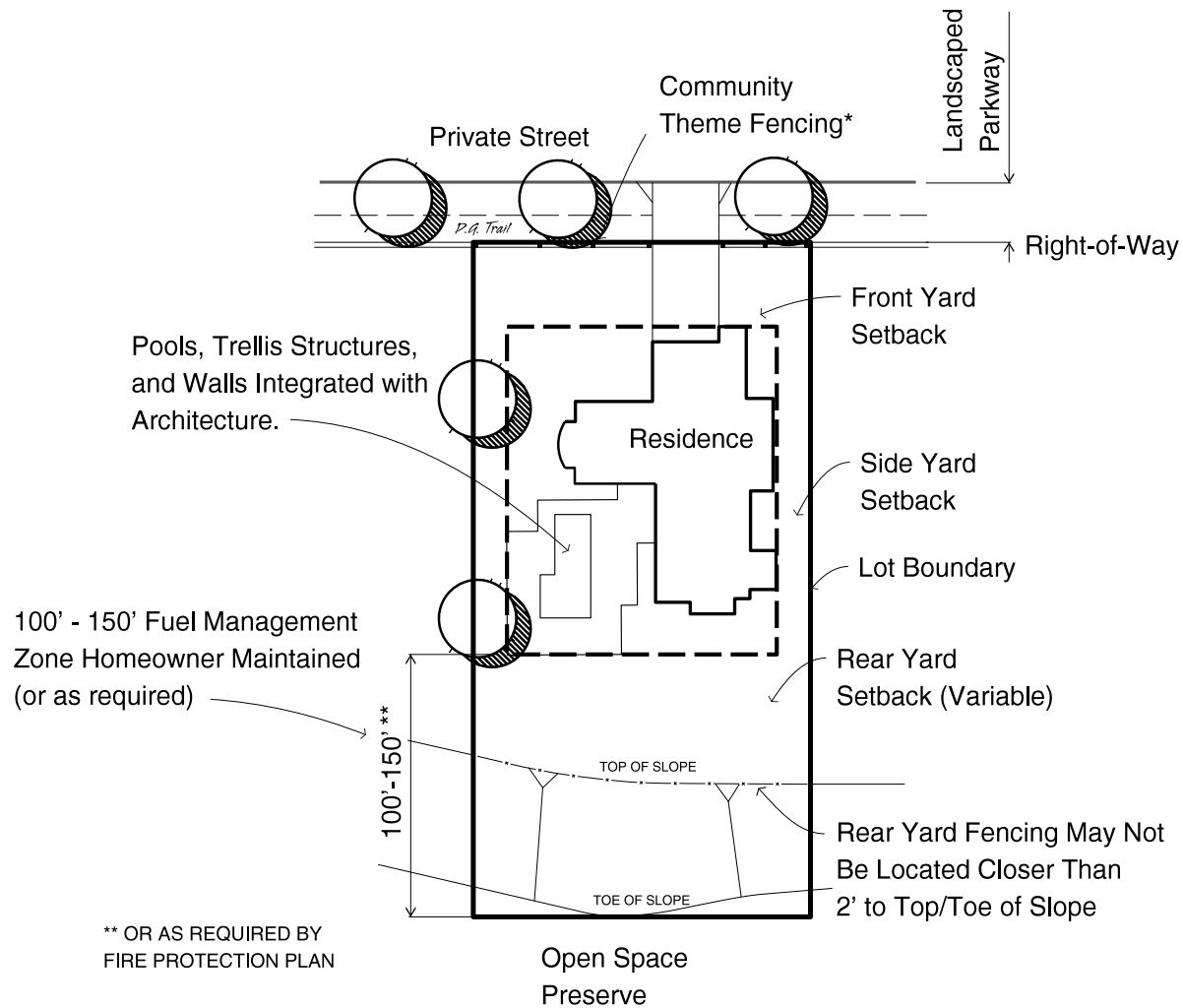
Walls and fences are subject to the regulations set forth in the San Diego County Zoning Ordinance. In addition, walls and fences are not allowed to extend into dedicated open space. Fencing and wall design shall adhere to the parameters described in the Montecito Ranch Design Guidelines and/or Codes, Covenants and Restrictions.

4. Lot Development

Conceptual lot layout for Montecito Ranch is depicted on Figure 2, *Conceptual Lot Plan*. A typical configuration for a residential lot is depicted on Figure 3, *Typical Residential Lot Configuration*.

5. Animal Keeping

Consistent with the type of community proposed, zoning for Montecito Ranch residential areas include an Animal Regulation of “F” for lots 1-30 to allow horsekeeping and an Animal Regulation of “A” for all other lots. Animal raising and the keeping of poultry is not permitted on any lot.



TYPICAL 20,000 SQUARE FOOT LOT MINIMUM SETBACKS:

GARAGE DOOR:	25 FEET FROM PROPERTY LINE
FRONT YARD:	20 FEET FROM PROPERTY LINE
EXTERIOR SIDE YARD:	MONTECITO WAY, ASH ST. AND MONTECITO RANCH ROAD 20 FEET FROM EDGE OF STREET RIGHT-OF-WAY
ALL OTHER STREETS:	15 FEET FROM EDGE OF STREET RIGHT-OF-WAY 10 FOOT SIDE YARD SETBACK
REAR YARD:	15 FEET FROM TOP OF SLOPE NO LESS THAN 30 FEET FROM PROPERTY LINE IN FUEL MANAGEMENT ZONE AS REQ'D TO COMPLY WITH BRUSH MANAGEMENT REQ'TS.
EQUESTRIAN LOTS - ANIMAL ENCLOSURE SETBACKS	
- DISTANCE FROM STREET	NOT ALLOWED IN FRONT YARDS
- DISTANCE FROM INTERIOR SIDE LOTLINE	ZERO (0) FEET FOR OPEN ENCLOSURE FIVE (5) FEET FOR ROOFED ENCLOSURE
- DISTANCE FROM REAR LOT LINE	THREE (3) FEET FROM TOP OR TOE OF SLOPE

Typical Residential Lot Configuration

Figure 3

C. CHARTER SCHOOL SITE (S)

Design of the charter school site and the architecture of the buildings shall be compatible with other development for Montecito Ranch as set forth in this permit and shall maintain stylistic compatibility with the historic ranch house. A public school or public facility requires site plan approval to ensure compatibility and appropriate setbacks, circulation and parking. Any proposal for a private school or for a different community purpose facility (including but not limited to fire stations, day care facilities, places of religious assembly, etc.) requires a Major Use Permit Modification.

I. Allowable Uses

- Buildings, grounds, parking and maintenance facilities for public school and/or community purpose facility uses
- Utilities required to serve the school and/or community purpose facility site
- Recreation and sports fields
- Park, recreation, trail facilities, and open space.

D. PARK SITE (P)

Development of the local park site shall demonstrate compatibility with the landscape or other design criteria set forth in this permit. A conceptual plan for the local park site, is provided as Figure 4, *Montecito Ranch Historic Park Site & Local Park Concept Plan*. The local park site is allowed to have the following uses:

I. Allowable Uses

- Multi-use recreational areas
- Picnic and play structures and equipment
- Sports courts and fields
- Multi-purpose trails
- Maintenance and restroom buildings
- Parking lots
- Any proposal for a private form of any of the facilities mentioned above must be conceptually illustrated within this permit or shall require a Major Use Permit Modification. If there is a change to the design of a park site, such change could be permitted through a Minor Deviation to the Plot Plan provided it is not specifically prohibited by Section 7609 of the Zoning Ordinance.

E. MONTECITO RANCH HISTORIC PARK SITE (HP)

The conceptual plan for the Montecito Ranch Historic Park Site is illustrated in Figure 4, *Montecito Ranch Historic Park Site & Local Park Concept Plan*.

1. Allowable Uses

- Historic buildings, structures and landscape
- Multi-use recreational areas
- Picnic and play structures and equipment
- Wedding & Banquet Uses
- Maintenance and restroom buildings
- Parking lots
- Equestrian serving facilities
- Trails
- Sewer pump station and associated utilities
- Deviation from the conceptual illustration in Figure 4 may require a Minor Deviation from the Plot Plan, provided it is not specifically prohibited by Section 7609 of the Zoning Ordinance.. The site will be subject to the “H” Special Area Designator and the Historic Site Special Area Regulations and all development must be consistent with these requirements. If proposed changes are specifically prohibited by Section 7609 of the Zoning Ordinance, a Major Use Permit Modification will be required.

2. Equestrian Staging Area

Development of the Equestrian Staging Area portion of the Historic Park Site shall demonstrate compatibility with the landscape or other design criteria set forth in this permit. A conceptual plan for the Equestrian Staging Area site is shown in Figure 4, *Montecito Ranch Historic Park Site & Local Park Concept Plan*. The Equestrian Staging Area is allowed to have the following uses:

3. Allowable Uses

- Multi-use recreational areas
- Picnic and play structures and equipment
- Multi-purpose trails
- Maintenance and restroom buildings
- Sewer pump station and associated utilities
- Parking lots
- Any proposal for a private form of any of the facilities mentioned above must be conceptually illustrated within this permit or shall require a Major Use Permit Modification. If there is a change to the design of a park site, such change could be permitted through a Minor Deviation to the Plot

Plan provided it is not specifically prohibited by Section 7609 of the Zoning Ordinance.

4. Parking Lot Requirements

A portion, approximately 3–acres, of the Equestrian Park may be used as an overflow parking area for the local park, historic park, and school site. This parking area shall be graded, surfaced with decomposed granite, and include perimeter landscaping to buffer the parking area from view from public roadways.

F. INSTITUTIONAL (I)

Design of the Montecito Ranch Wastewater Reclamation Facility shall be compatible with other development for Montecito Ranch as set forth in this permit. Building architecture shall maintain stylistic compatibility with the overall Montecito Ranch project architecture and design. Development of the site is subject to a separate Major Use Permit.

G. OPEN SPACE DISTRICTS (OS, OS/PRESERVE)

Montecito Ranch open space includes open space preserve areas and disturbed open space areas such as slopes, fuel modification, revegetation and public facility areas. Uses permitted in Open Space-12 as shown on Figure 2 include water storage ponds and spray fields associated with the Montecito Ranch Wastewater Reclamation Facility. These uses shall be subject to a separate Major Use Permit.

Uses and activities permitted within other open space / open space preserve areas in Montecito Ranch shall be as set forth in the language of the open space easement. Any structures, landscaping or trails must be specifically illustrated on the Plot Plan approved for this Major Use Permit. Deviation from conceptual illustrations may require a Minor Deviation to the Plot Plan.

Trails are located along Montecito Ranch Road, Montecito Way and Ash Street, as well as in open space. Open Space areas and trail locations are illustrated in Figure 5. No invasive ornamental landscaping shall be permitted. Maintenance and construction associated with trails shown on Figure 1 shall be allowed. Brush management shall be allowed in non-preserve open space.

H. PARKING REGULATIONS

All off-street parking shall be in accordance with the regulations set forth by the San Diego County Zoning Ordinance. Parking areas shall be landscaped in accordance with the Montecito Ranch Design Guidelines.



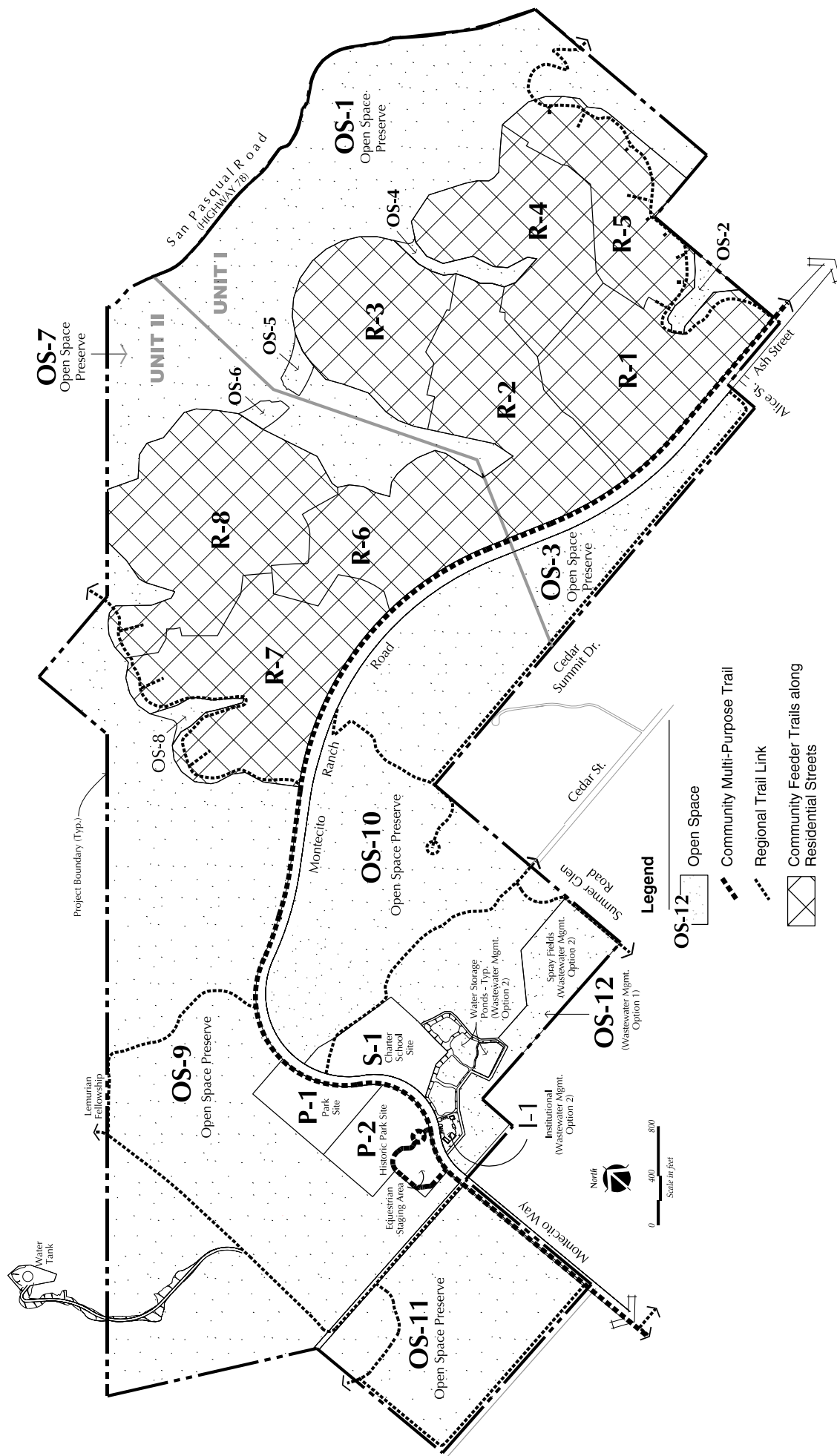
Note:
This exhibit is a conceptual depiction
of proposed land uses and is subject to
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Montecito Ranch

Major Use Permit

Montecito Ranch Historic Park Site & Local Park Concept Plan

Figure 4



Note:
This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Tentative Map phase.

Montecito Ranch

Major Use Permit

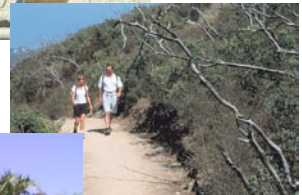
Open Space and Trails Concept Plan

Figure 5



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

MAJOR USE PERMIT



III. DESIGN GUIDELINES

- A. General Guidelines
- B. Purpose and Intent
- C. Landscape Design Guidelines
- D. Architectural Guidelines

III. DESIGN GUIDELINES

A. GENERAL GUIDELINES – PROJECT THEME

Montecito Ranch is designed as a rural country estates community whereby the natural character of the site and surroundings (rolling hills, arroyos, oak woodland and coastal sage preserves) are integrated into the community design (Figure 6 *Landscape Concept Plan*). A landscape theme reminiscent of early California Heritage is used, where development is concentrated on the least constrained portions of a site, where roads follow the natural topography, steep topography is integrated into the community design, and acres of open space surround development.

This 935.2-acre property features distinctive, high quality residential homes and community serving facilities concentrated on unconstrained portions of the site and surrounded by an open space preserve in a rural country theme. This theme is complementary to the Ramona community and incorporates design techniques, streetscapes and land use transitions that retain the natural character of the site while maximizing the preservation of sensitive open space and historical resources. Offensive incursions into open space, often caused by allowing owners of larger lots to "fence-in," are prohibited and sensitive resources are preserved and/or dedicated as open space.

B. PURPOSE AND INTENT

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the County of San Diego and builders in the design and construction of the project. The intent of these guidelines is to allow each neighborhood or planning area in Montecito Ranch to establish an individual identity, yet blend in with the overall rural community theme, as well as to blend with the overall community character of Ramona.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the San Diego County Department of Planning and Land Use (DPLU). This document is used together with the County of San Diego Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community. Such changes would occur through a finding of substantial conformance by the Planning Director or through amendment to this Major Use Permit.

C. LANDSCAPE DESIGN GUIDELINES

To reinforce the character of the project, landscape design guidelines for development in Montecito Ranch, set forth in this section, compliment the qualities of Montecito Ranch's natural environment, rural theme, and surrounding community character. The project incorporates a number of development standards typical of rural communities such as roads without sidewalks, trails and informal landscaping. Roadways, designed to County standards, flow with the natural terrain. Streetscapes, as well as project entries and key focal points entering the community, emulate the Ranch's rural character through appropriate signage, landscaping and materials. The project landscape palette complements the natural landscaping and landforms preserved on-site. These natural features include lush riparian areas, rugged hillsides, dominate rock outcroppings, coastal sage, and oak woodland preserves. The landscape concept is illustrated in Figure 6 *Landscape Concept Plan*.

Montecito Ranch includes homes in a typically curvilinear street design with the following features: lots ranging from approximately one half-acre to 1.8 acres in size; a preponderance of natural open space; preserves of oaks and coastal sage; preserved steep hillsides with rock outcroppings; and a system of improved and unimproved trails for pedestrian and equestrian use. Montecito Ranch features single-story and two-story structures carefully sited on residential pads to limit grading and disturbance to the undeveloped portions of the site.

Adherence to these guidelines helps ensure a quality living environment by protecting sensitive resources and creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All major project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide a framework for the preparation of CC&Rs.
- To provide the County of San Diego and Community of Ramona necessary assurances that Montecito Ranch develops in accordance with the quality and character proposed in this document.
- To create a rural environment, consistent with Ramona's community character.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting

constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

Landscape refinement may include such features as street and entry tree selection, entry monument design and locations and the implementation of historical themes.

I. Community Entry Monuments

Careful consideration is given to the design and locations of the Montecito Ranch community entries, locations of which are shown in Figure 6 and detail of which is shown in Figure 7 *Community Entry Monuments* and Figure 8 *Community Entries*. The design intent is two-fold: to create visual gateways into the project denoting a sense of arrival; and to provide an aesthetically pleasing entry statement highlighting the character and distinctiveness of Montecito Ranch and it's appropriateness with the surrounding community of Ramona. The hierarchy of entry monuments includes gated primary and secondary entries, and non-gated neighborhood entries. While each entry setting is site specific, the monuments themselves combine construction features, signage and landscaping to enhance a cohesive Montecito Ranch theme. None of the entry monuments, landscaping, irrigation or fencing is allowed to be placed with the 8-foot community pathway along Montecito Ranch Road.

Primary Community Entry Monuments

Montecito Ranch primary entry monuments are located near the eastern project boundary and at the westernmost residential entrance along Montecito Ranch Road. These primary entries serve as key focal points upon entering the community from the west or east and reinforce Montecito Ranch's rural landscape theme. Providing strong landmarks for the community, these primary entry monuments consist of the following:

- Community entry monument wall (stone) with project identification graphics
- Theme rail fencing and stone pilasters
- Informal grove of entry accent trees
- Mounded, groundcover or shrub threshold and backdrop
- Backdrop of vertical evergreen theme trees
- Predominantly native and drought tolerant shrubs intermixed with the foreground threshold to create varying shrubs masses of interesting textures and colors
- Use of stone or natural materials
- Enriched paving
- Mechanical gate

Secondary Entry Treatments

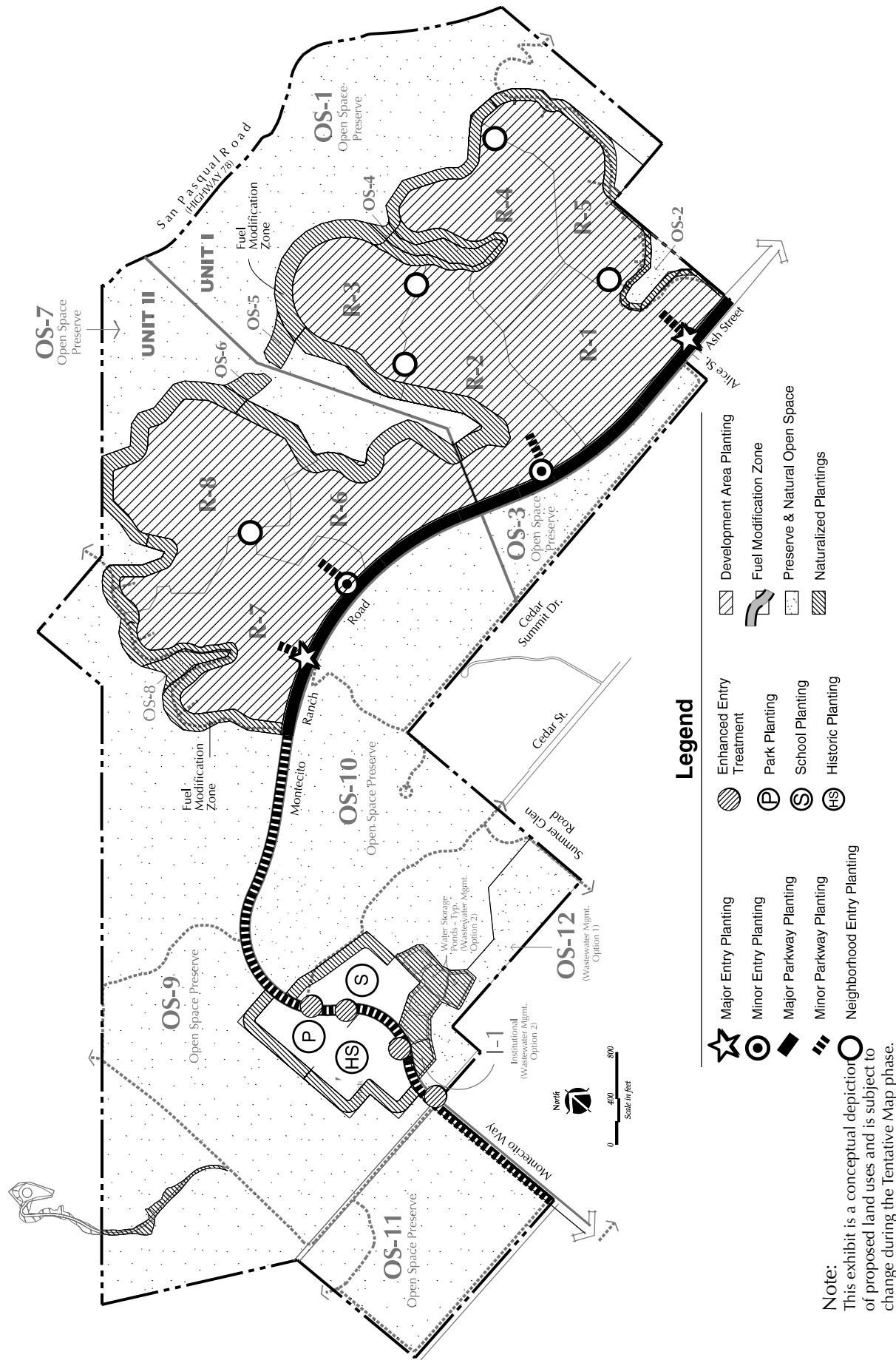
Two entrances to the residential neighborhoods along Montecito Ranch Road are enhanced in a way similar to the primary entries but at a smaller scale. These secondary entries reinforce the rural theme established by the primary community monuments and accentuate the gateways to the residential portions of the community. The secondary entry monuments consist of the following:

- Accent tree plantings
- Community theme rail fence and stone pilasters
- Mounded, groundcover or shrub threshold and backdrop
- Use of native and drought tolerant shrubs intermixed with the foreground threshold to create varying shrubs masses of interesting textures and colors
- Use of stone or natural materials incorporating elements used in the community entry monument
- Enriched paving or pavers
- Mechanical gate

Neighborhood Entry Treatments

Residential neighborhoods may contain entry treatments providing gateways and individual identity for the neighborhoods. Relating to community character elements used in the primary and secondary entries and the Montecito Ranch Road streetscape, neighborhood entries shall consist of the following:

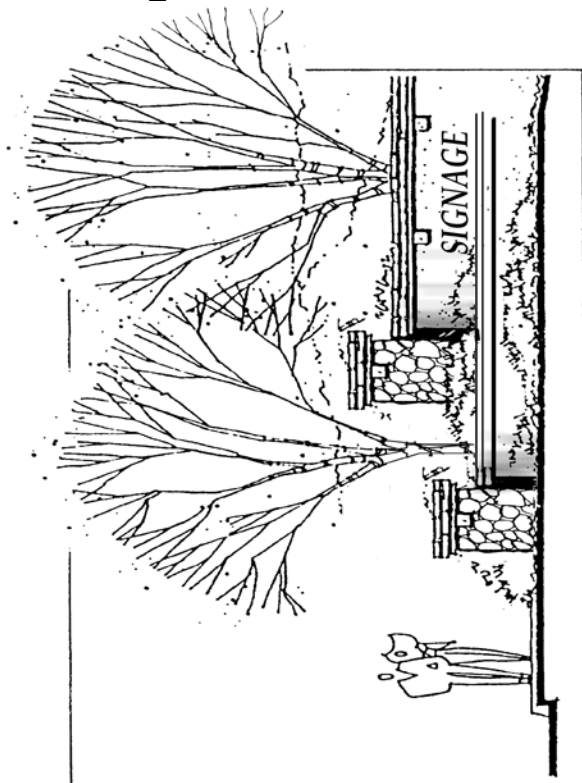
- Neighborhood monument incorporating stone used in community entries
- Community theme rail fence and stone pilasters
- Specimen accent trees
- Groundcover or shrub entry threshold treatment
- Enriched paving treatments



Montecito Ranch **Landscape Concept Plan**

Major Use Permit **Figure 6**

Neighborhood Entry



Note:
This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Tentative Map phase.

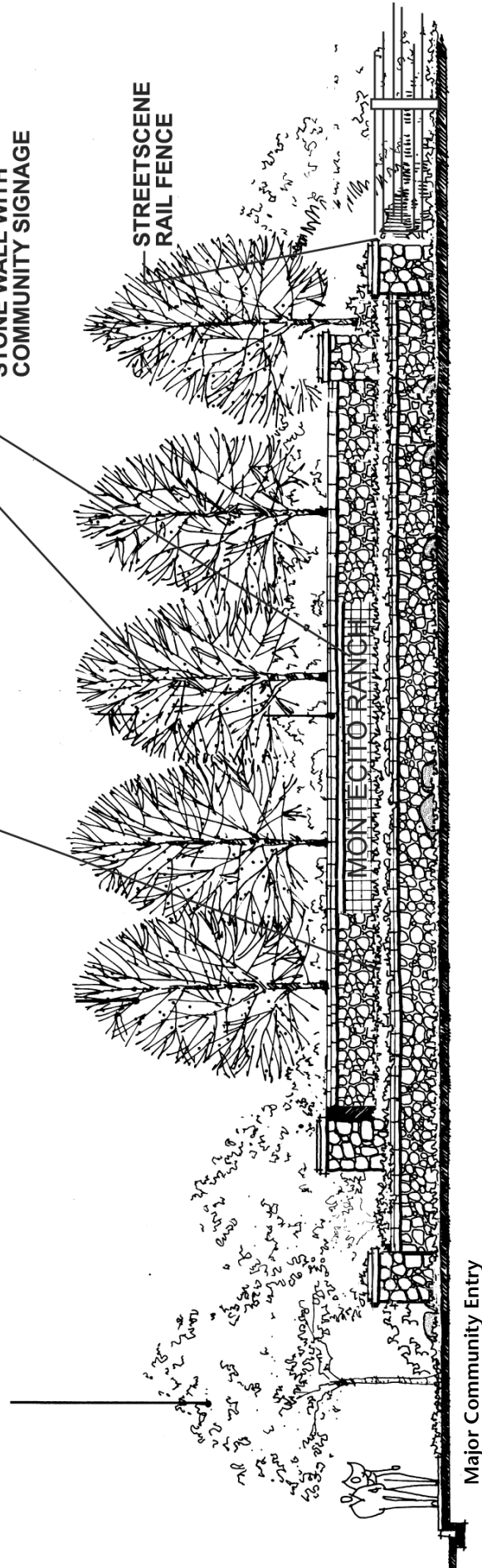
EVERGREEN
STREET TREES

COLORFUL ACCENT
SHRUBS

VERTICAL ACCENT
TREE

STONE WALL WITH
COMMUNITY SIGNAGE

STREETSCENE
RAIL FENCE



Major Community Entry

Montecito Ranch

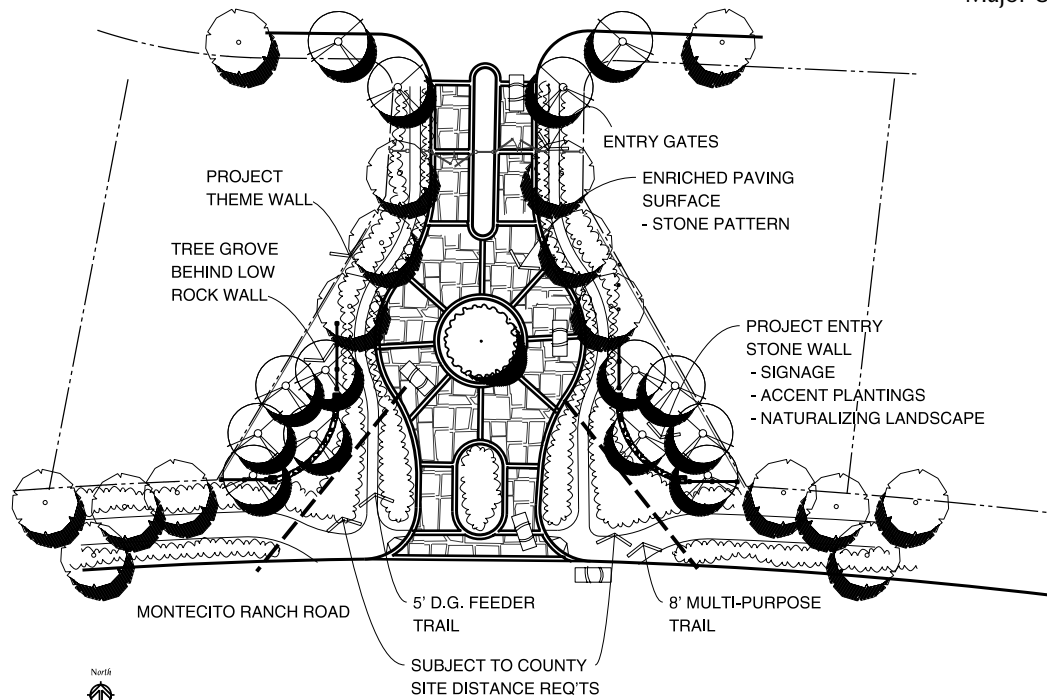
Community Entry Monuments

Major Use Permit

Figure 7

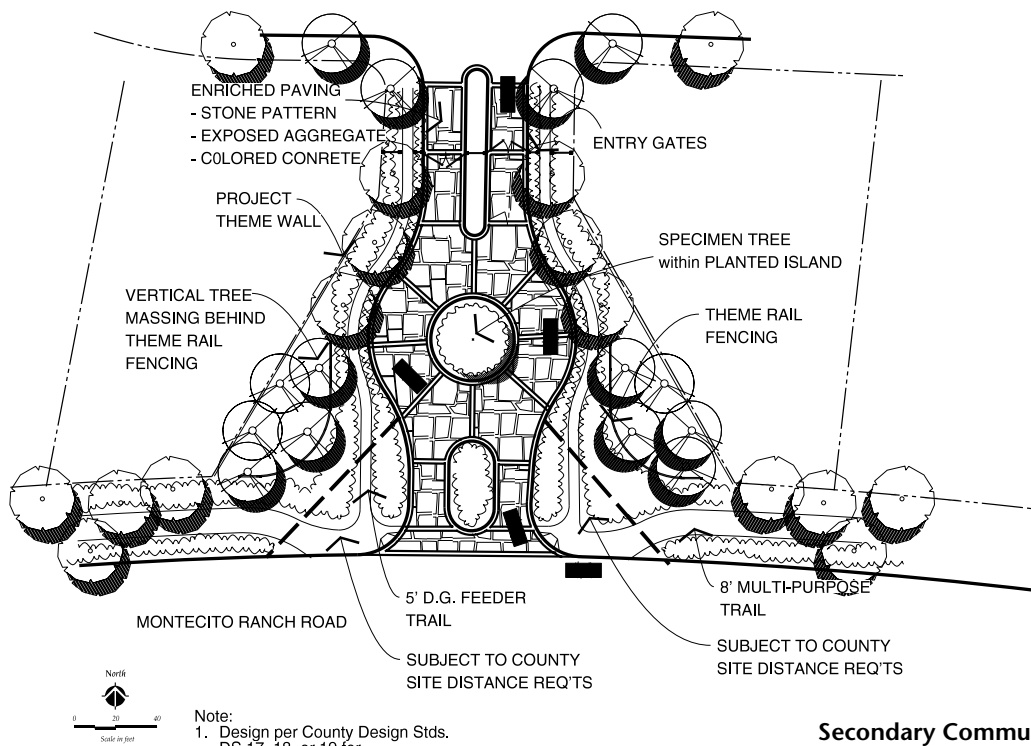
Montecito Ranch

Major Use Permit



- Note:
1. Design per County Design Stds. DS 17, 18, or 19 for Gated Driveway Entries.
 2. No landscaping, irrigation or fencing is allowed to encroach into 8' multipurpose trail.

Primary Community Entry



- Note:
1. Design per County Design Stds. DS 17, 18, or 19 for Gated Driveway Entries.
 2. No landscaping, irrigation or fencing is allowed to encroach into 8' multipurpose trail.

Secondary Community Entry

Community Entries

Figure 8

2. Community Street Scenes

The community street scene guidelines establish a hierarchy of community street scene landscape development, as well as a framework for consistency of design. All landscaping concepts require approval of the County Departments of Public Works and Planning and Land Use.

Montecito Way Street Scene “Preserve Promenade”

Montecito Way is the primary project entry from the south. This street scene development provides a strong sense of community identity and serves as an introduction to Montecito Ranch. The Montecito Way street scene is designed to accommodate views towards the Open Space Preserve.

The street tree-planting concept for Montecito Way, shown in Figure 9 as Section B-B’, features rows of evergreen trees at regular spacing on both sides of the street where adjacent to developed areas, and informally spaced adjacent natural open space areas to reflect a natural appearance.

The landscape treatment for Montecito Way includes a continuous groundcover and shrub parkway, with a meandering eight-foot wide pedestrian/equestrian trail and community theme fence within a 22-foot right-of-way on the north side of the street, and a five-foot decomposed granite pathway within an 18-foot landscaped parkway on the south side of the street. Native and/or drought tolerant landscaping de-emphasizes the street.

Montecito Ranch Road Street Scene “Community Promenade”

Montecito Ranch Road provides the most important access to Montecito Ranch and serves as the main collector through the project for both vehicles and pedestrians. Montecito Ranch Road is designed to create a rural street scene complete with Community Promenade to frame vistas into the Open Space Preserve and relate to a rural residential vernacular. It serves as the primary community corridor, linking public and private use areas within the community.

The street tree planting concept for Montecito Ranch Road, shown in Figure 9 as Section A-A’, features regularly spaced street trees adjacent developed portions of the site. Adjacent natural open space, trees will be planted in informal, open groupings to allow views toward the adjacent natural landscape. Permanent street trees are planted on both sides of the street and in the raised median. The placement of trees in the raised median will be informal to relate the rural character of the surrounding area. Upon completion, Montecito Ranch Road simulates a rural country roadway with scenic views of large expanses of natural open space areas.

The landscape treatment for Montecito Ranch Road includes a meandering eight-foot wide pedestrian/equestrian trail and community theme fence within a 22- to 40-foot wide landscaped parkway on the north side of the street, and a 5-foot decomposed granite pathway within an 18-foot wide landscaped parkway on

the south side of the street. Native and/or drought tolerant landscaping de-emphasizes the street. Informal street tree groupings within the median reinforces the rural character of the area. Vines trained to visible sound walls will soften transitions between landscape and architectural elements. Where Montecito Ranch Road is adjacent to open space and 2:1 cut and fill slopes, the adjacent manufactured slopes are planted with naturalized and drought tolerant plant materials. The naturalized slope planting serves as transitional plantings between natural areas and the themed streetscapes.

Typical Entry Streets

The typical entry street scene consists of a divided roadway with planted median, turnaround, mechanical gate, and widened parkway with enhanced plantings and monuments. Entry street treatments are located at the primary and secondary community entries as previously depicted on Figure 6 and detailed on Figure 8.

Typical Residential Street Scene Development

Typical street scenes are shown in Figures 9 and 10 *Typical Street Tree Sections*. The typical residential street scene consists of a 13-foot wide parkway including a 5-foot wide decomposed granite trail, optional community theme fence and 8-foot wide minimum landscaped parkway on one side of the street, and a 7-foot wide landscaped parkway on the other.

The landscaped parkways feature trees, groundcover and shrub plantings. Informally spaced street trees will be located within the right-of-way a minimum of 5-feet from face of curb. Residential streetscapes crossing natural open space shall relate to the natural open space areas.

Trail / Street Intersections

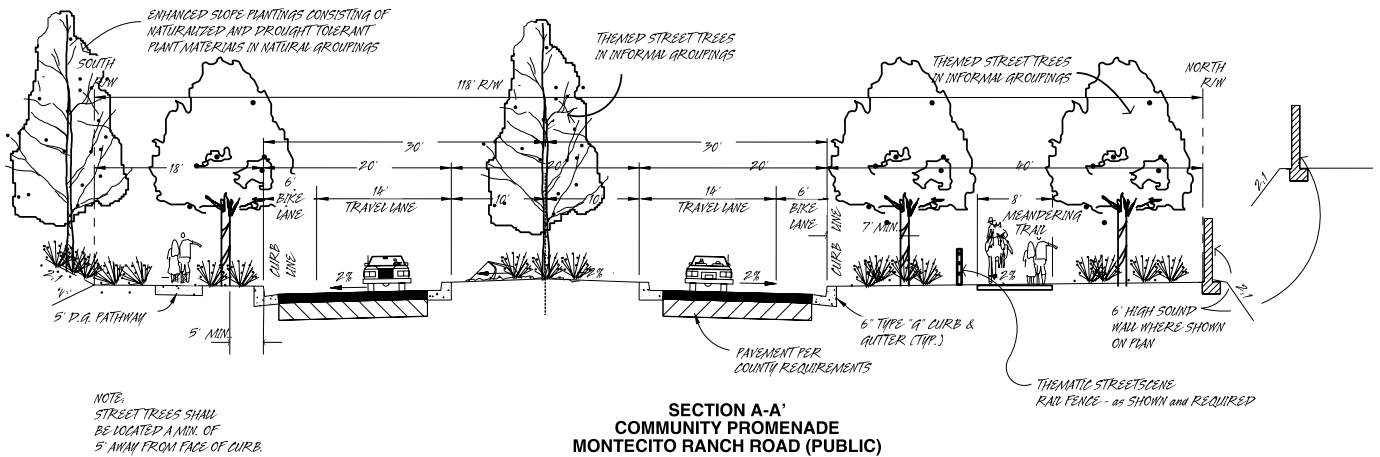
To reinforce the rural nature of the community, Montecito Ranch provides theme landscaping where local and/or regional trails intersect residential streets. Figure 11 *Community Multi-Purpose Trail Intersection Treatment* shows a plan view of a regional trail and street intersection.

3. Community Fencing

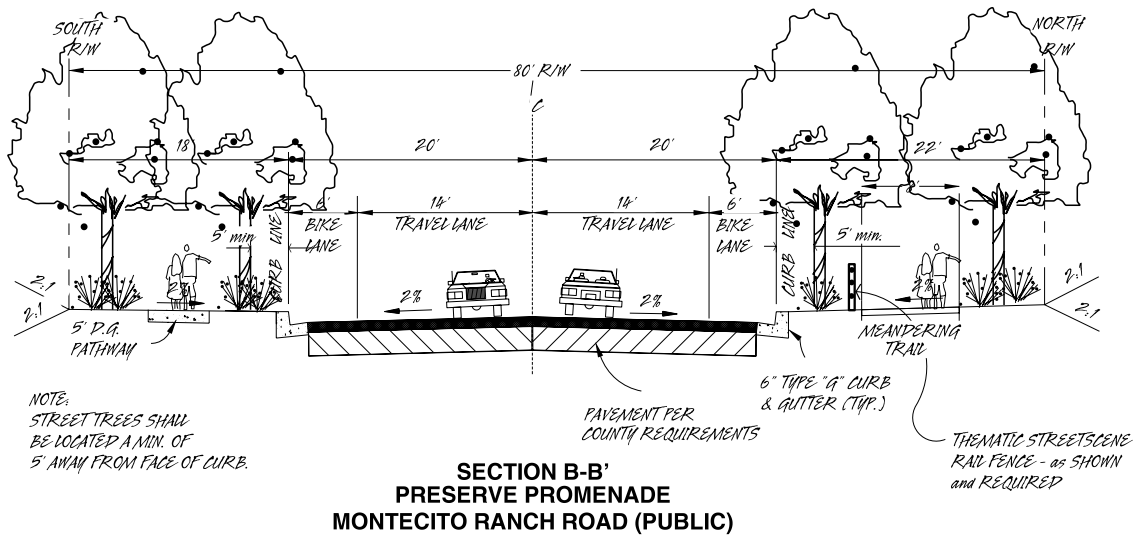
Montecito Ranch fencing is of the Rural “Equestrian Style” theme. The location and appearance of community fencing and walls are shown in Figures 12, 13 and 14, *Fencing Plan and Fencing Details*. All other fencing is subject to the requirements of the San Diego County Zoning Ordinance. Additional fencing restrictions may be imposed by the Montecito Ranch Homeowners Association.

Montecito Ranch

Major Use Permit



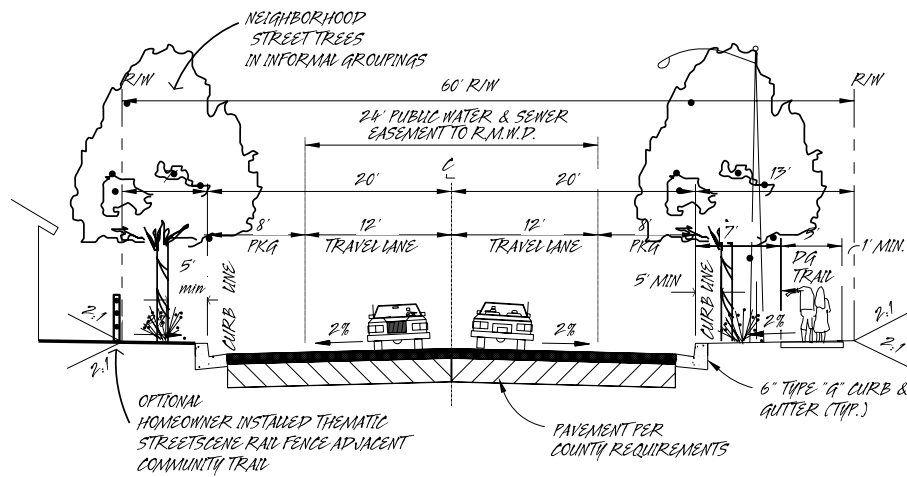
FROM E/W PROJECT BNDRY TO 'K' STREET
NO SCALE



LOT 392 TO EXIST. MONTECITO WAY
NO SCALE

Typical Streetscene Sections

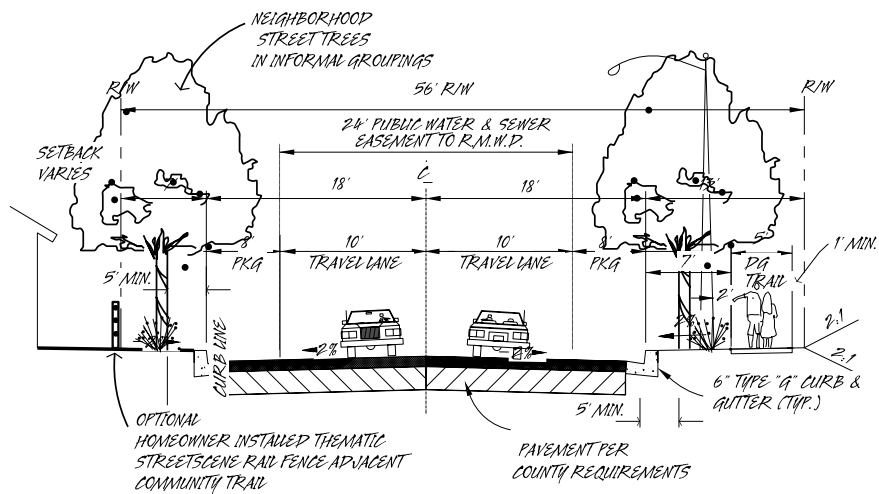
Figure 9



NEIGHBORHOOD STREETS (PRIVATE)

"A" - "C" - "H" - "J" - "K"

NO SCALE



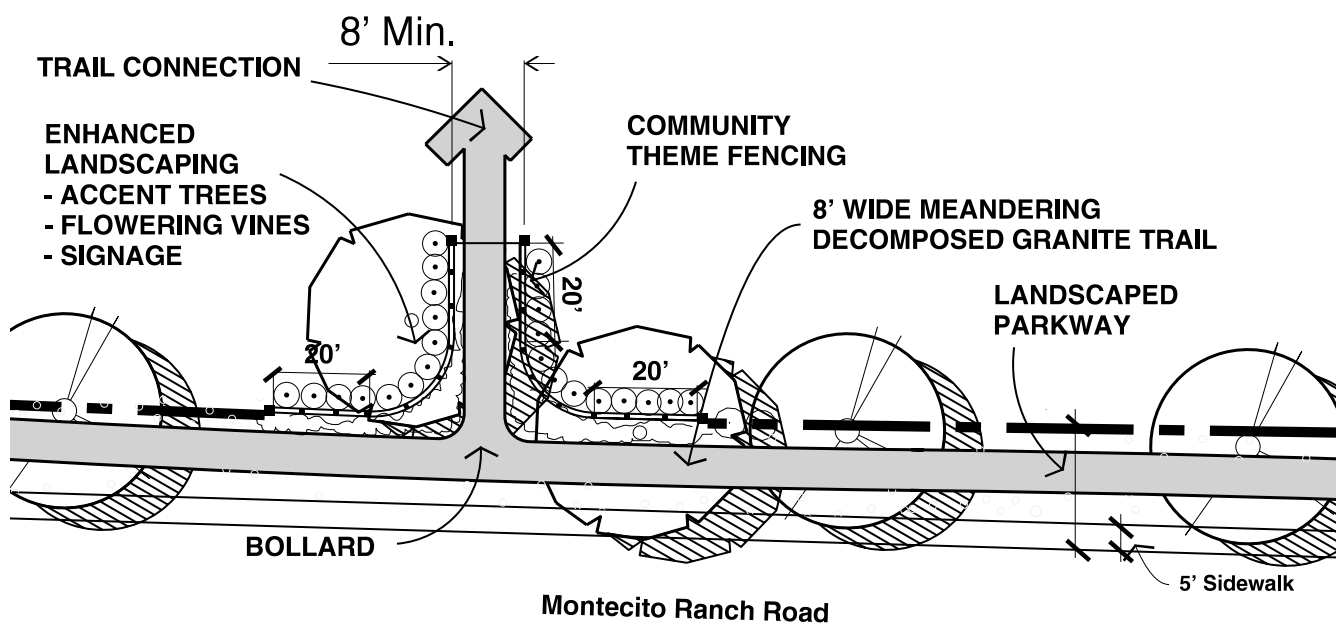
NEIGHBORHOOD STREETS (PRIVATE)

"B" - "C" - "D" - "E" - "F" - "G" - "I" - "L" - "M" - "N" - "O"
- "P" - "Q" - "R" - "S" - "T" - "U" - "V" - "W"

NO SCALE

Typical Streetscene Sections

Figure 10

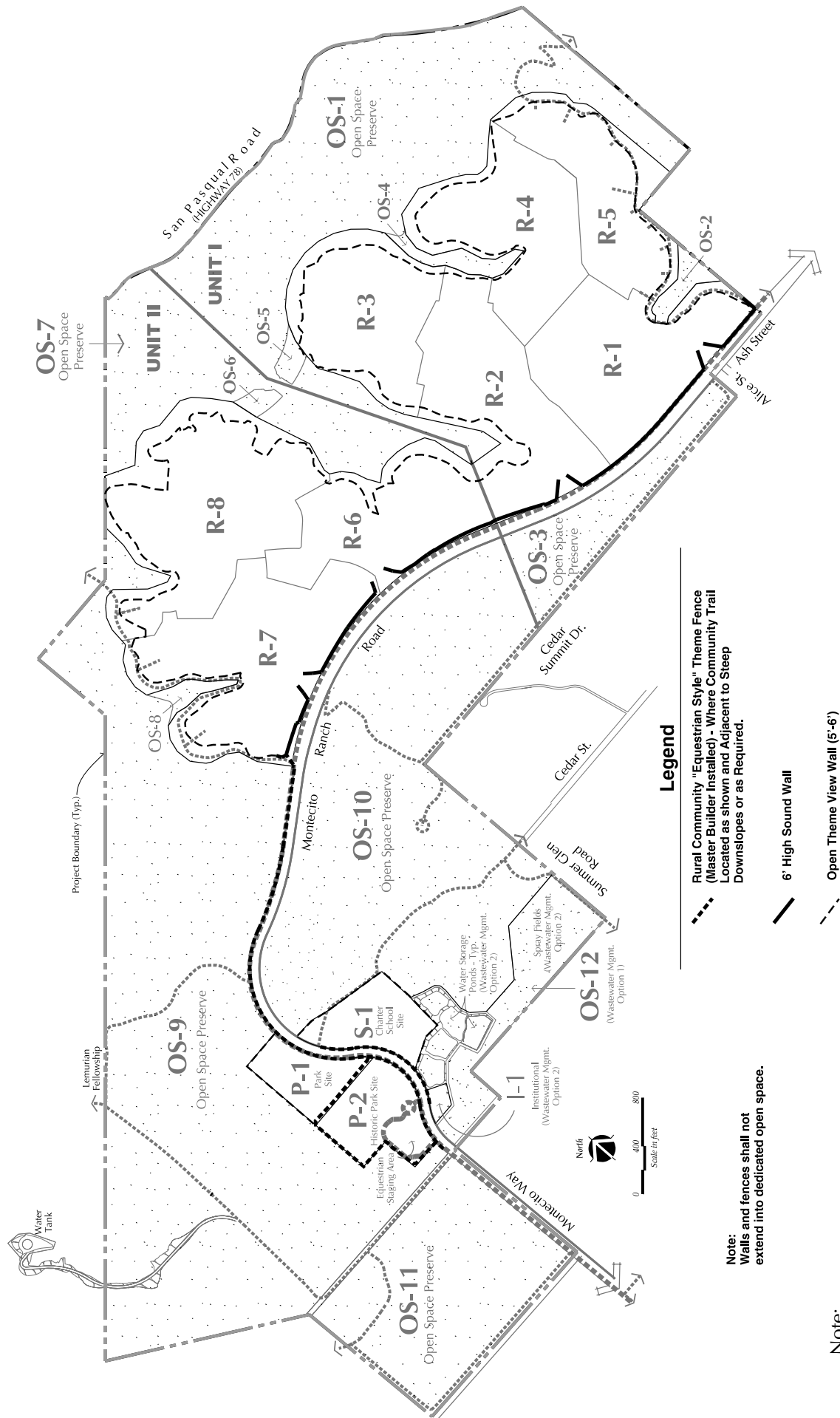


Note:

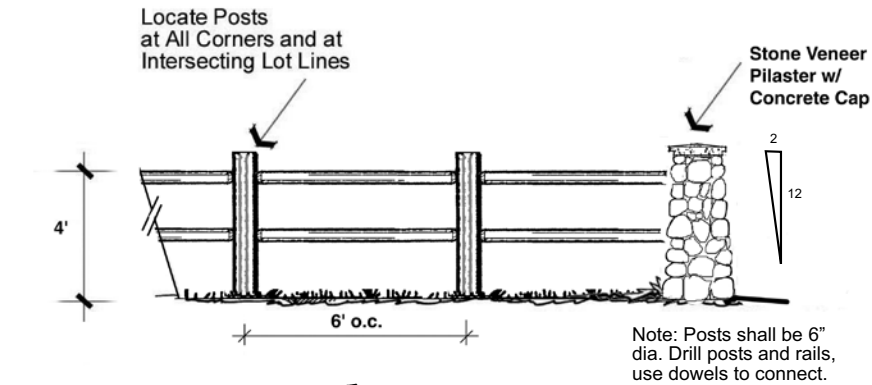
When trail fencing occurs on both sides of trail, minimum clear distance shall be 8-feet.

Community Multi-Purpose Trail Intersection Treatment

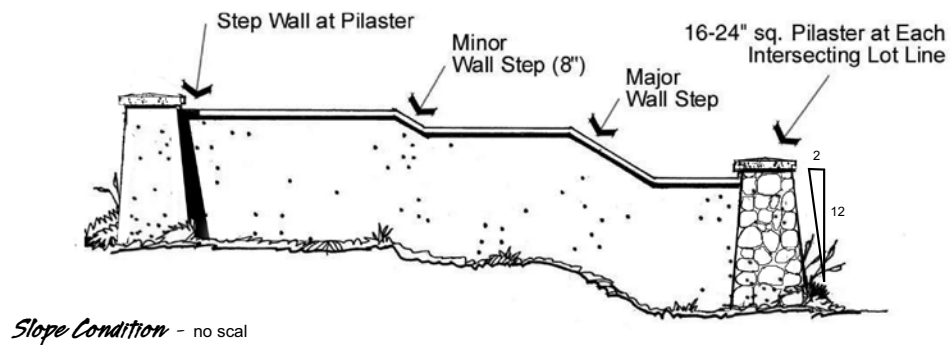
Figure 11



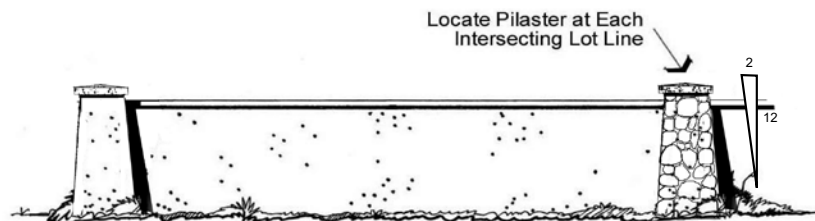
Montecito Ranch



Rural "Equestrian Style" Theme Fence - no scale
Wood or approved alternative material



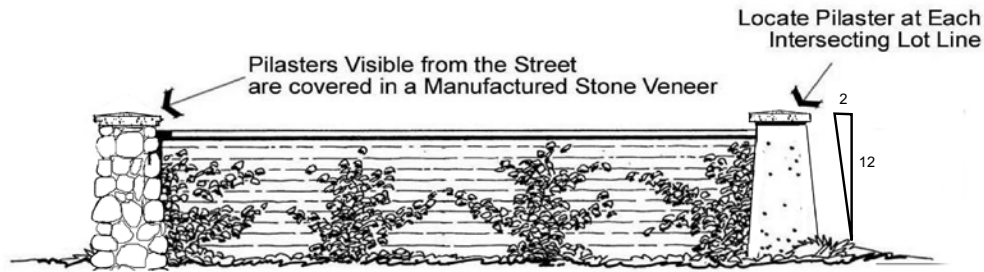
Slope Condition - no scale



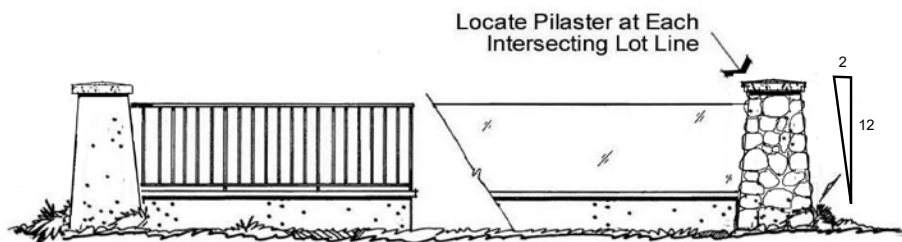
Solid / Sound Wall - no scale
Split-faced concrete block, both sides with split-faced concrete block pilaster with beveled concrete cap

Fencing Details

Figure 13

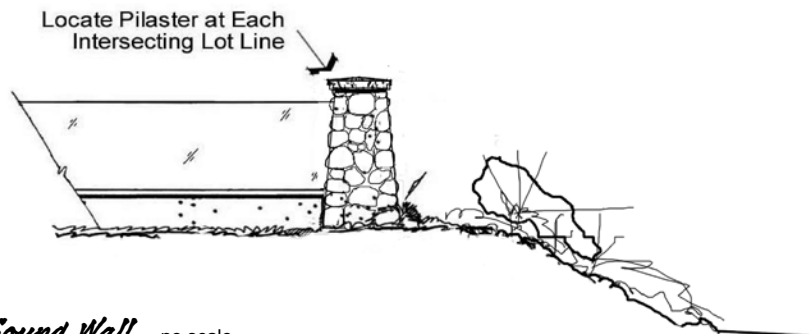


Community Theme Wall - no scale
Split-faced concrete block, both sides, street side can be used as a vegetative anchor. Split-faced block pilaster with beveled concrete cap



Open Theme View Wall - no scale
Wrought iron fence, or clear non-glare "Lexon" type panel with stucco and stone veneer pilaster and split-faced block low wall, both sides.

Note:
Pilasters Visible from the Street are covered in Stone Veneer



Open View Sound Wall - no scale
Clear non-glare "Lexon" type panel with stone veneer pilaster and split-faced block low wall, both sides.

Fencing Details

Figure 14

26

December 11, 2009

4. Plant Material Guidelines

The intent of these guidelines is to provide flexibility and diversity in plant material selection while maintaining a limited palette. The guidelines provide for greater unity and identity to the community. Plant materials are selected for their appropriateness to the community character, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials, utilized in simple, significant composition complimentary to adjacent common landscape areas and reinforcing the individual architectural and site setting, is encouraged. Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas associated with Montecito Ranch are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

Community and Neighborhood Entries

These include a hierarchy of primary and secondary entries, neighborhood entries and entries to parks and school site.

COMMUNITY AND NEIGHBORHOOD ENTRIES PLANT PALETTE

<i>Botanical Name</i>	<i>Common Name</i>
Trees	
Ceratonia siliqua	Carob Tree
Quercus agrifolia	Coast live Oak
Quercus engelmannii	Engelmann Oak
Metrosideros excelsus	New Zealand Christmas Tree
Platanus acerifolia	Plane Tree
Pistache chinensis	Chinese Pistache
Ginkgo biloba	Ginkgo
Koelreuteria species	Rain Tree
Lagerstroemia indica	Crape Myrtle
Olea europaea	Olive
Pyrus calliana “Bradford”	Bradford Pear
Jacaranda acutifolia	Jacaranda
Albizia julibrissin	Silk Tree
Cassia leptophylla	Gold Medallion Tree

<i>Botanical Name</i>	<i>Common Name</i>
Shrubs	
Arctostaphylos spp.	Manzanita
Agave spp.	Agave
Crassula argenta	Jade Plant
Feijoa sellowiana	Pineapple Guava
Heteromoles arbutifolia	Toyon
Lantana spp.	Lantana
Nandina domestica	Heavenly Bamboo
Pittosporum spp.	Mock Orange
Psidium littorale	Strawberry Guava
Punica granatum	Pomegranite
Raphiolepis spp.	India hawthorn
Thevetia peruviana	Yellow Oleander
Viburnum spp.	Viburnum
Vines	
Bougainvillea spp.	Bougainvilla
Disticis spp.	Trumpet Vine
Ficus repens	Creeping Fig
Gelsemium sempervirens	Carolina Jessamine
Parthenosisus tricuspidata	Boston Ivy
Solandra guttata	Cup-of-Gold
Ground Cover	
Baccharis p. 'Twin Peaks'	Prostrate Coyote Brush
Delosperma alba	White Ice Plant
Gazania spp.	Gazania
Melaphora croceum	Croceum Ice Plant
Myoporum spp. *	Prostrate Myoporum
Pelargonium peltatum *	Ivy Geranium
Sedum spp.	Sedum
Vinca spp. *	Periwinkle
Festuca arundinaceae	Alta Fescue
Festuca elatior *	Tall Fescue

* Select use areas, not adjacent to natural or naturalizing open space areas.

MONTECITO RANCH ROAD PLANT PALETTE

<i>Botanical Name</i>	<i>Common Name</i>
Preserve Interface/Median Accent Tree	
(Randomly spaced as single specimens or in clusters of no more than five)	
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Trees	
Eucalyptus ficifolia	Red Flowering Eucalyptus
Eucalyptus camaldulensis	Red Gum
Eucalyptus lehmanii	Bushy Yate
Eucalyptus cladocalyx	Sugar Gum
Geijera parvifolia	Australian Willow
Ginkgo biloba	Maidenhair Tree
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree
Platanus acerifolia	Plane Tree
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Rhus lancea (male)	African Sumac
Tristania conferta	Brisbane Box
Ulmus parvifolia	Evergreen Elm
Parkway Shrubs & Groundcover	
(Where adjacent to Preserve Open Space & brush management zones)	
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Baccharis pilularis 'Twin Peaks'	Prostrate Coyote Brush
Ceanothus spp.	Ceanothus
Comarostaphylos diversifolia	Summer Holly
Encelia californica	California Encelia
Galvezia speciosa	Island Bush
Heteromoles arbutifolia	Toyon
Mimulus spp.	Monkey flower
Prunus ilicifolia	Hollyleaf Cherry
Rhamnus ilicifolia	Redberry
Rhus integrifolia	Lemonade Berry
Rhus laurina	Laurel Sumac
Salvia clevelandii	Purple Sage
Yucca whipplei	Foothill yucca

<i>Botanical Name</i>	<i>Common Name</i>
Parkway Shrubs & Groundcover	
(Specifically within developed areas, outside of Preserve Open Space & brush management zones)	
Agapanthus spp.	Lily-of-the-Nile
Ceanothus spp.	Ceanothus
Callistemon citrinus ‘compacta’	Dwarf Lemon Bottlebrush
Carex buechananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Ceanothus spp.	Ceanothus
Cistus x ‘Sunset’	Brillancy Rock Rose
Festuca arundinaceae	Alta Fescue
Heteromeles arbutifolia	Toyon
Lavandula angustifolia ‘compacta’	Dwarf English Lavender
Rhus integrifolia	Lemonade Berry
Rhus laurina	Laurel Sumac
Salvia clevelandii	Purple Sage
Salvia mellifera	Black Sage
Yucca whipplei	Foothill yucca
Zaucheneria californica	California Fuschia
Baccharis pilularis ‘Twin Peaks’	Prostrate Coyote Brush
Lonicera subspicata	Wild Honeysuckle
Mahonia repens	(no common name)
Salvia mellifera	Black Sage
Vines	
Bougainvillea spp.	Bougainvilla
Disticis spp.	Trumpet Vine
Ficus repens	Creeping Fig
Gelsemium sempervirens	Carolina Jessamine
Parthenosisus tricuspidata	Boston Ivy
Solandra guttata	Cup-of-Gold

PLANT LIST FOR A DEFENSIBLE SPACE

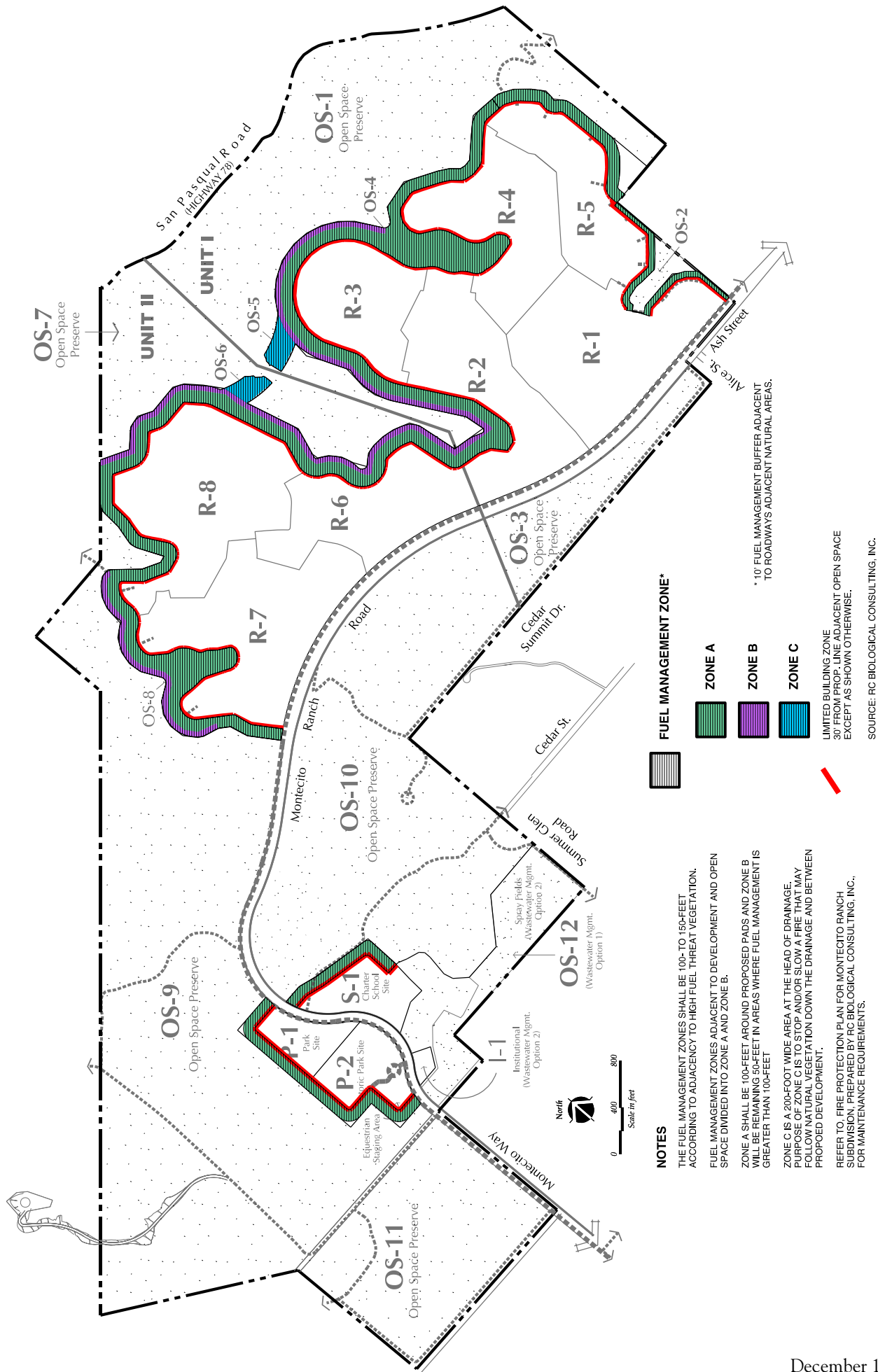
(Specifically within developed areas, within brush management zones)

<i>Botanical Name</i>	<i>Common Name</i>
Trees	
<i>Alnus rhombifolia</i>	White Alder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Ceratonia siliqua</i>	Carob
<i>Cornus</i> Spp.	Dogwood
<i>Eriobotrya japonica</i>	Loquat
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Lagerstormia indica</i>	Crape Myrtle
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Platanus acerifolia</i>	London Plane Tree
<i>Popocarpus macrophyllus</i>	Yew Pine
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Pistacia chinensis</i>	Pistachio Nut
<i>Quercus agrifolia</i>	California Live Oak
<i>Quercus a. 'Engelmanii'</i>	Engleman's Live Oak
<i>Quercus dumosa</i>	Scrub Oak
<i>Rhus lancea</i> (male)	African Sumac
<i>Tristania conferta</i>	Brisbane Box
<i>Ulmus parvifolia</i>	Evergreen Elm
<i>Arctostaphylos</i> spp.	Manzanita
<i>Agave</i> spp.	Agave
<i>Carissa grandiflora</i>	Natal Plum
<i>Ceanothus</i> spp.	California Lilac
<i>Cistus</i> spp.	Rockrose
Shrubs	
<i>Elaeagnus pungens</i>	Silverberry
<i>Encelia californica</i>	Coast Sunflower
<i>Eryobotrya deflexa</i>	Bronze Loquat
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Heteromoles arbutifolia</i>	Toyon
<i>Hemerocallis</i> Spp.	Hybrid Daylilies
<i>Lantana</i> spp.	Lantana
<i>Punica granatum</i>	Pomegranate
<i>Pittosporum</i> spp.	Mock Orange
<i>Pyracantha</i> spp.	Firethorn

**MONTECITO RANCH – “RURAL COUNTRY ESTATES”
MAJOR USE PERMIT**

DESIGN GUIDELINES

<i>Botanical Name</i>	<i>Common Name</i>
<i>Punica granatum</i>	Pomegranate
<i>Raphiolepis</i> spp.	India hawthorn
<i>Salvia</i> spp.	Rockrose
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Xylosma congestum</i>	Shiny Xylosma
Vines	
<i>Distictis buccinator</i>	Blood-Red Trumpet Vine
<i>Lonicera Japonica</i>	Japanese Honeysuckle
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Solandra guttata</i>	Cup-of-Gold
Ground Cover	
<i>Baccharis</i> p. 'Twin Peaks'	Prostrate Coyote Brush
<i>Cerastium tomentosum</i>	Snow-in-summer
<i>Dudleya</i>	Ornamental Strawberry
<i>Gazania</i> spp.	Gazania
<i>Helianthemum</i> spp.	Sunrose
<i>Pyracantha</i> spp.	Firethorn
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Sedum</i> spp.	Sedum



Coastal Sage Influenced Naturalizing / Transitional Areas

These areas can occur between natural open space and residential and/or roadway portions of the project.

COASTAL SAGE INFLUENCED NATURALIZING / TRANSITIONAL PLANT PALETTE

<i>Botanical Name</i>	<i>Common Name</i>
Trees	
<i>Cercocarpus minutiflorus</i>	Smooth Mountain Mahogany
<i>Pinus halepensis</i>	Aleppo Pine
<i>Quercus agrifolia</i>	California Live Oak
<i>Quercus a. 'Engelmanii'</i>	Engelmann Live Oak
<i>Quercus dumosa</i>	Scrub Oak
Shrubs	
<i>Arctostaphylos</i> spp.	Manzanita
<i>Ceanothus</i> spp.	Ceanothus
<i>Cistus</i> spp.	Rock Rose
<i>Comarostaphylos diversifolia</i>	Summer Holly
<i>Encelia californica</i>	California Encelia
<i>Galvezia speciosa</i>	Island Bush
<i>Heteromoles arbutifolia</i>	Toyon
<i>Limonium perezii</i>	Sea Lavender
<i>Mimulus</i> spp.	Monkey flower
<i>Prunus ilicifolia</i>	Hollyleaf Cherry
<i>Rhamnus ilicifolia</i>	Redberry
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rhus laurina</i>	Laurel Sumac
<i>Salvia clevelandii</i>	Purple Sage
<i>Yucca whipplei</i>	Foothill yucca
Ground Covers	
<i>Baccharis pilularis</i> 'Twin Peaks'	Prostrate Coyote Brush
<i>Kekia condrifolia</i>	Climbing Bush Penstemon
<i>Lonicera subspicata</i>	Wild Honeysuckle
<i>Mahonia repens</i>	No common name
<i>Salvia mellifera</i>	Black Sage
<i>Zaucheneria californica</i>	California Fuschia

SEEDMIX # 1

To be seeded in conjunction with hand planted coastal sage influenced naturalizing / transitional plant palette.

<i>Minimum % Pur/Germ</i>		<i>Lbs/Acre</i>	<i>Species, Common Name</i>
15	60	3	Artemisia californica, California Sagebrush
2	55	2	Diplacus puniceus, Red Monkey Flower
40	60	4	Encelia Californica, Bush Sunflower
10	65	6	Eriogonum fasciculatum, Buckwheat
N/A		2	Eschscholzia californica, California Poppy
N/A		2	Helianthemum mutabile, Sun Rose
40	60	4	Lotus scoparius, Deerweed
95	80	2	Lupinus bicolor, Lupine
95	85	2	Lupinus succulentus, Arroyo Lupine
N/A		1	Phacelia parryi, Parry's Phacelia
70	50	4	Salvia apiana, White Sage
85	50	3	Salvia melifera, Black Sage
40	30	2	Stipa pulchra, Purple Needle Grass
N/A		2	Vulpia myuros, Zorro fescue
		42	Total pounds per acre

Riparian Influenced Plant Palette

These areas can occur between natural drainages and residential and/or roadway portions of the project (see Conceptual Landscape Plan). Seed these areas with the following plant materials, in conjunction with hand planted trees and shrubs as recommended by the project biologist.

SEED MIX #2

<i>Minimum % Pur/Germ</i>		<i>Lbs/Acre</i>	<i>Species, Common Name</i>
45	60	2	Anemopsis californica, Yerba mansa
30	40	1	Ambrosia psilostachya, Ragweed
10	15	3	Artemisia douglasiana, Mugwort
25	3	2	Artemisia palmeri, San Diego Mugwort
35	20	4	Iva hayesiana, San Diego Marsh Elder
90	40	0.5	Joncus acytus, Spiny Rush
20	80	4	Elymus condensatus, Giant Wild rye
		16.5	Total pounds per acre

5. Landscape Standards

General Standards

All areas required to be landscaped shall be planted with groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.

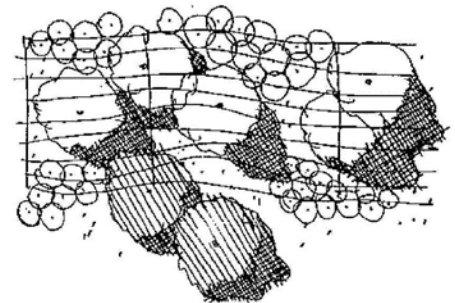
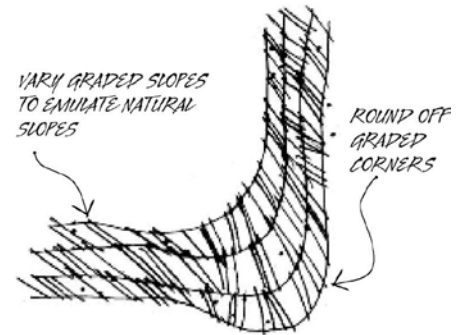
Planting shall commence as soon as final slopes are completed on any portion of the site and shall be established on all slopes prior to the final approval of the grading. Slope planting shall provide for rapid short-term coverage of the slope, as well as long-term establishment cover per County standards.

The owners of parcels that require landscape development shall assess any existing common landscape areas adjoining their property. Landscape development shall reinforce or be compatible with such an existing common area.

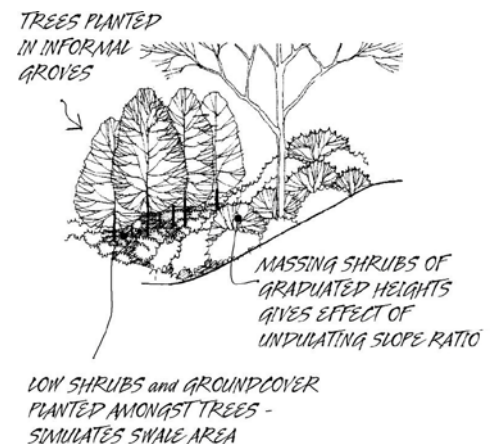
Cut slopes equal to or greater than three feet in vertical height and fill slopes equal to or greater than three feet in vertical height, shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet in vertical height shall be planted with shrubs (one 1-gal min) or one tree (5 gal min.) for each 100 square feet of slope surface, or one tree or shrub every 10-feet on center. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of San Diego Grading Ordinance, Sections 87.417 (planting) and 87.418 (irrigation), and the County Storm Water Ordinance as it relates to erosion control.

Parking lot planting shall comply with the County's Off-Street Parking Design Manual.



TYPICAL SLOPE PLANTING



Design Criteria

The preservation and enhancement of open space, riparian corridors, rugged hillsides and oak woodlands provide a context in which the design of street scenes, parks and trail systems must fit.

The selection and informal use of appropriate plant materials reflects and reinforces the style and character of Montecito Ranch. This design philosophy drives the design of entry monumentation, community and neighborhood streetscapes, parks, the regional trail system and fencing. Adherence to these design criteria ensures a quality living environment and continuity throughout the project.

Planting Time

Due to the climate extremes of the Montecito Ranch area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from frost damage or sun/heat exposure, resulting in partial or entire foliage loss even though such established materials are perfectly suited to the temperature ranges. If planting must be done during these time periods, material establishment may require an extended period of time.

Climate Constraints

Plant material palettes for Montecito Ranch contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors, may not be appropriate.

Topography

The topography of Montecito Ranch consists of rolling hills, slopes, plateaus, valley floors, and low lying creek beds. This variation in terrain height means there are microclimates within the community. In winter, the hillsides and mountain top climates are milder than the valley floor or creek beds. The mountain tops are a thermal belt. Cold air drains off the higher elevations and can cause the low-lying areas to be as much as ten degrees colder. Care should be exercised in selecting plant materials that can withstand the cold air drainage basin temperatures.

Irrigation Standards

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes that may have a temporary aboveground irrigation system where native or naturalized (transitional to native) plantings are proposed.

Irrigation systems that adjoin a separate maintenance responsibility area shall be designed in a manner that ensures complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the Ramona area is critical to the success of the landscaping. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection. Irrigation backflow prevention devices and controllers shall be located to minimize public visibility or shall be screened with appropriate plant materials.

Drought Tolerant Design

The plant material palettes for Montecito Ranch contain a variety of drought tolerant species which should be utilized whenever feasible. Special attention should be given to selection and subsequent care, as these plant materials require proper installation, watering and maintenance to maximize their drought tolerance capabilities.

1. Degrees of Drought Tolerance: There are varying degrees of drought tolerance, with some plants able to withstand a lack of water for a greater period of time than others.
2. Plant Installation Water Demand: Drought tolerant plants, like other plants, require more water during the initial installation period, and for at least a three month maintenance period following installation to become established. Therefore, if drought tolerant plants are installed in the warmer months, supplemental water will be required until the plant is established.
3. Deep Watering Practices: Drought tolerant plants, like most plants, need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system, resulting from frequent light applications of water, will not be drought tolerant.
4. Warmer Months Water Application: Although a plant is labeled drought tolerant that does not necessarily mean it can survive without summer water. It may mean that the plant requires only a minimal amount of watering in the summer months. Depending upon the plant, drought tolerant plants will look better, as well as thrive and survive the warmer months with infrequent, monthly, deep watering.
5. Full Season Plant Water Requirements: After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant encouraged to survive on less water.
6. Maintenance: Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering, and checking for pests and diseases.

Maintenance Responsibilities

Maintenance of public landscape areas will be accomplished by a Montecito Ranch Homeowners Association (HOA) or other appropriate entity such as a

Landscape Maintenance District (LMD). On Montecito Way and Montecito Ranch Road, the County will maintain the travel ways. Within the project boundary an HOA or an LMD will maintain the landscaped median and parkways. An LMD will maintain the local park and open space easement areas. The private interior neighborhood streets will be maintained by an HOA. The County of San Diego or another nonprofit agency will maintain the historical park site/equestrian staging area.

6. Special Conditions

Riparian Corridors

Within Montecito Ranch exists the unique opportunity to preserve and enhance riparian corridors by respecting existing topography. Natural drainage corridors are utilized to reduce the need for concrete drainage devices. Riparian and oak woodland habitats are preserved to provide wildlife habitat, visual beautification and a more ecologically viable system for the community.

Fuel Modification (Brush Management)

The Montecito Ranch project recognizes the importance of a successful Fire Protection Plan. The main objective of fuel modification is the reduction of readily flammable fuel adjacent to structures for the protection of persons and property. The key to minimizing fire hazard is to reduce the available fuel adjacent to residences in Montecito Ranch that border natural open space. To achieve this objective, guidelines are designed in accordance with the Public Resources Code for Minimum Statewide Clearance of Brush and the Ramona Municipal Water District Standard for Vegetation Clearance and Hazard Reduction. The Montecito Ranch Fire Protection Plan is shown in Figure 15 and a list of acceptable plant materials for creating a defensible space is provided on page 38. The Fire Protection Plan for Montecito Ranch consists of a 100- to 150-foot Fuel Modification Zone, depending on the adjacency of high fuel threat vegetation. The Fuel Modification Zone consists of three sub-zones. Zone A is 100 feet wide around structures and consists of irrigated and maintained landscape. Zone B consists of the remaining width (up to 50 feet) in areas where the fuel management zone is greater than 100 feet. Zone B is either cleared, or native vegetation is thinned to fifty percent. Zone C occurs within the four HOA maintenance lots surrounding drainages adjacent to residential development. The purpose of Zone C is to slow and/or stop a fire that may follow the natural vegetation in drainages and between residential development areas. Zone C does not extend across the drainage located between Unit 1 and Unit 2 residential areas due to the requirement to avoid impacts to RPO wetlands and buffers. Native vegetation within Zone C is thinned to thirty percent and annual or weedy species are trimmed to a height no greater than three inches. In addition, ten-foot wide fuel modification zones are provided on both sides of roadways, and maintained in conformance with Zone A requirements. The Montecito Ranch Wastewater Reclamation Facility does not require fuel

modification zones or fire clearing due to its location, the size of the storage ponds adjacent to open space, and the small size of combustible structures on site.

D. ARCHITECTURAL GUIDELINES

I. General Guidelines

The goal of these design guidelines is to provide general architectural design criteria and guidance. The guidelines do not propose rigid adherence to a single or limited number of styles, but rather, promote both visual compatibility and variety in a community setting. This is achieved by using a variety of compatible styles through architectural innovation.

The architectural styles chosen are closely associated with those that have evolved in California over many decades. Their popularity has an inherent attractiveness, informality and sense of appropriateness enabling these styles to remain popular over a long period of time. The design criteria and architectural styles presented herein are not intended to be restrictive, but are meant to assist in the design, processing and implementation of a higher level of design direction and quality. The application of the details and character of the architectural styles should be as authentic as possible. Plotting and massing of the homes is intended to provide variety in appearance as well as a sense of individuality for each residence.

2. Architectural Theme

Homes within each neighborhood are expected to express their own individual character, reflecting the influence of the selected styles of architecture, while maintaining compatibility with the overall Montecito Ranch and Ramona rural community character. A variety of architectural themes or styles are used to create a community that looks as if it has been developed over time, rather than all at once. This variety of styles relates to that which is found within the surrounding rural community of Ramona. A variety of styles shall be used within each neighborhood.

Several architectural styles, each derived from historical styles of early California, are suggested as models for development at Montecito Ranch. Each style includes ideas from which an interpreted version may be derived. The selected styles are intended to provide direction to the architect, while allowing latitude in the interpretation of the style through use of the style elements listed. The styles represented are not intended to be prescriptive, but are intended to provide inspiration and guidance. Interpreted versions of these styles may appear different from the sketch examples shown.

The architectural styles identified for Montecito Ranch are as follows:

- Craftsman
- Monterey
- Spanish Revival (including Spanish Colonial and Mission Style)
- Prairie Style
- Tuscan
- Country Farmhouse

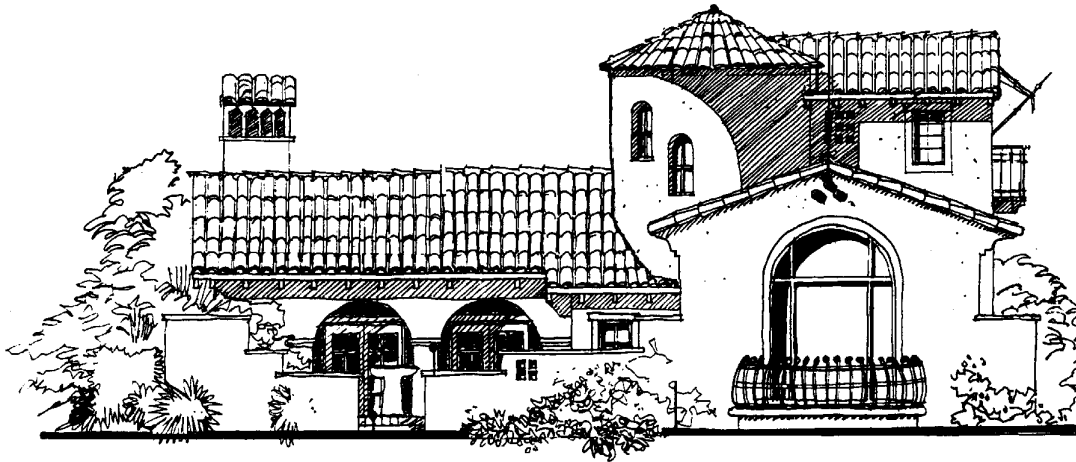
Craftsman



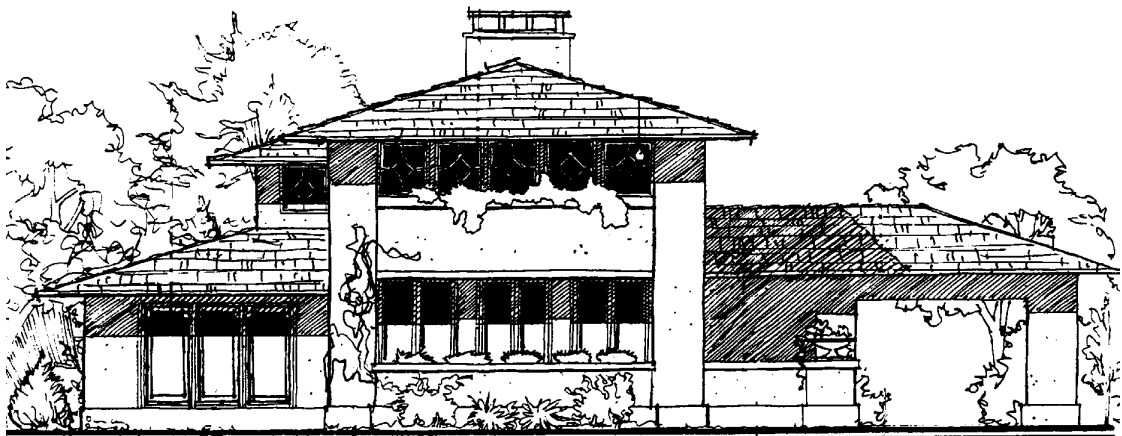
Monterey



Spanish Revival



Prairie Style



Country Farmhouse



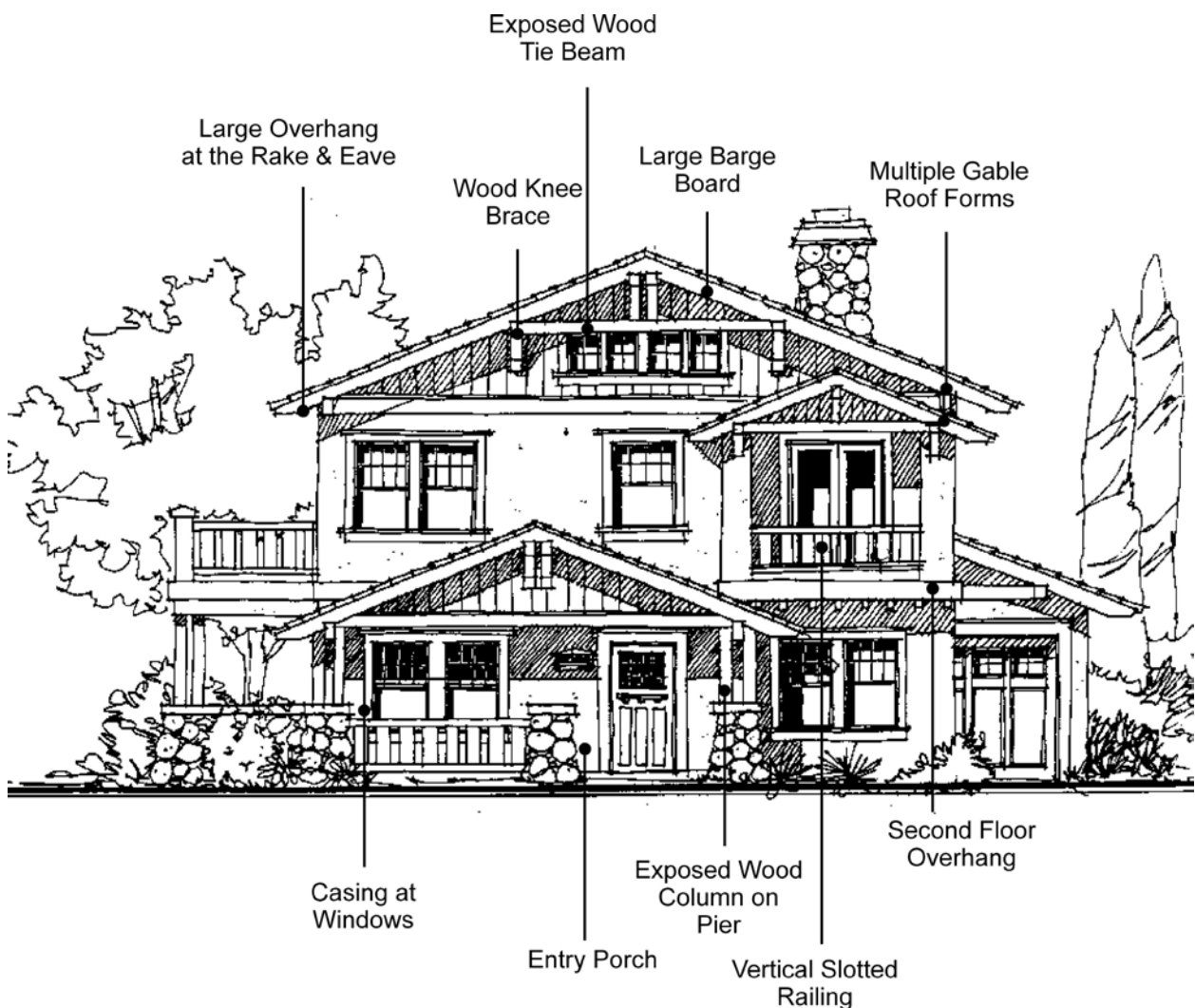
Tuscan

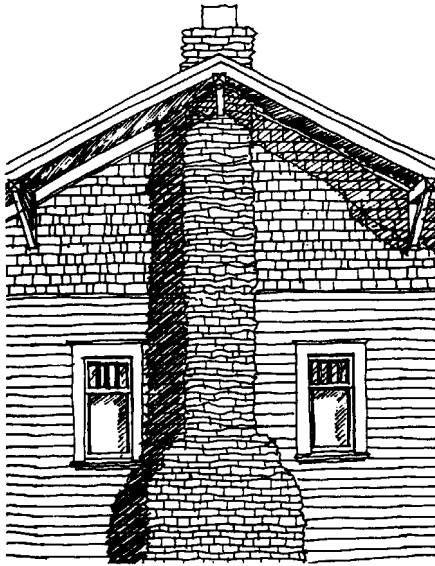


3. Residential Architectural Styles

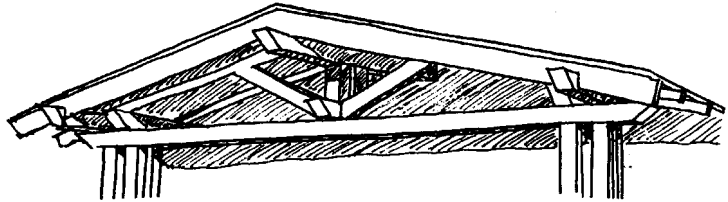
Craftsman

The Craftsman style is inspired by the English Arts and Crafts Movement of the late 19th century. The style stresses the importance of insuring that all exterior and interior elements receive both tasteful and “artful” attention. The resulting Craftsman style responds with extensive built-in elements and treatment of details such as windows or ceilings as if they were furniture. The overall affect is the creation of a natural, warm and livable home.

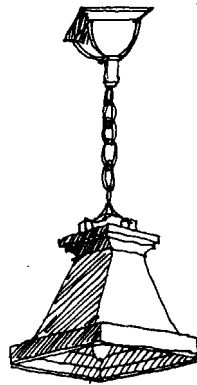




Rusticated brick chimney w/
flanking windows, knee braces



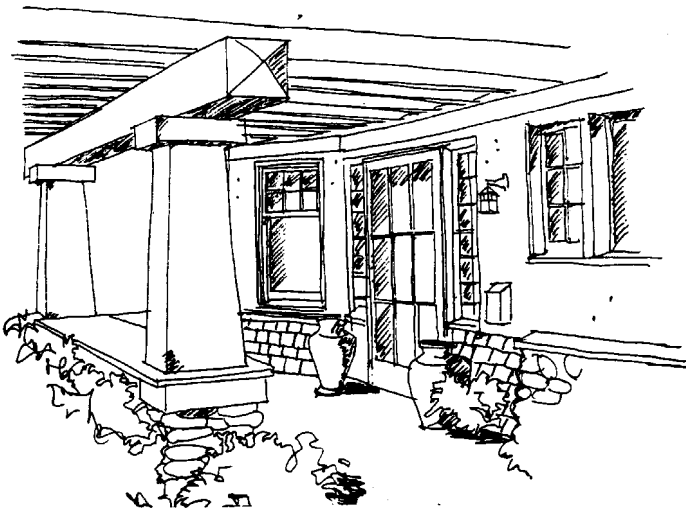
Tie beam w/ beam tails and
wood columns



Metal lantern

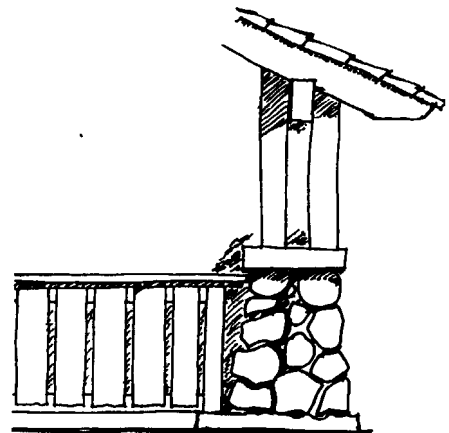


Entry door w/ casing



Battered columns on stone pier
w/ beam porch entry, metal lantern

CRAFTSMAN STYLE

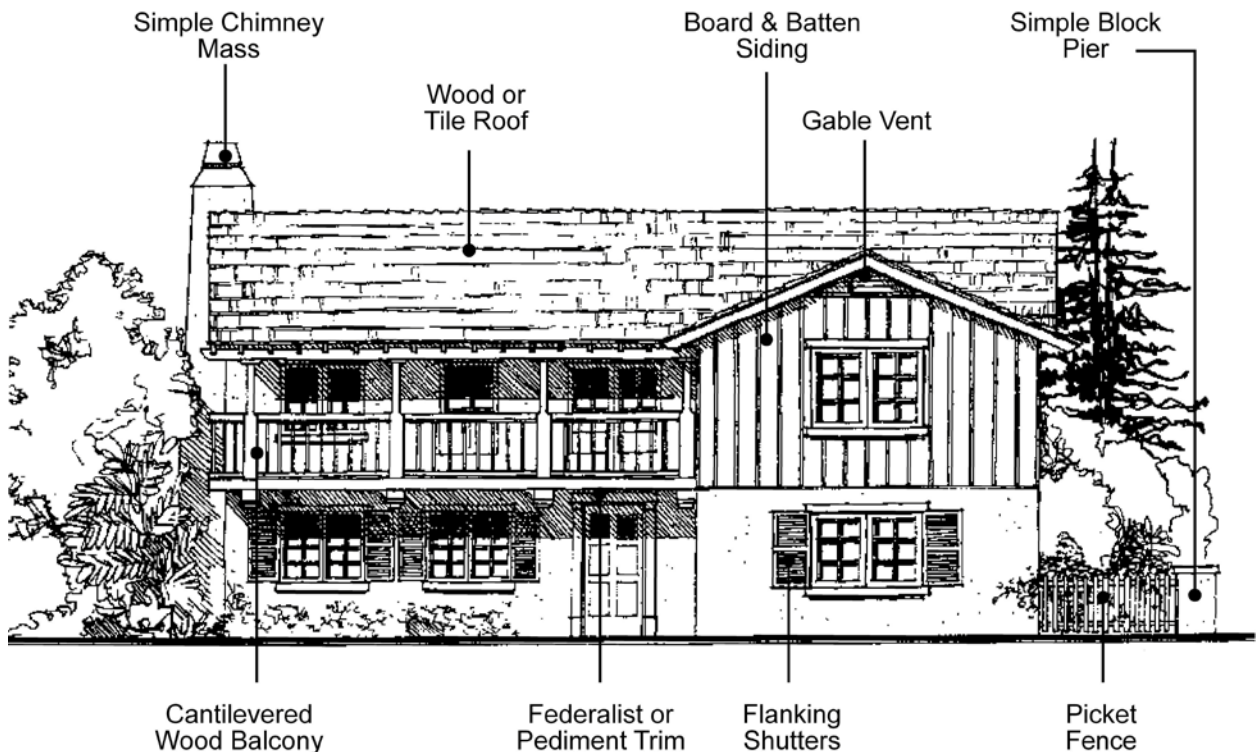


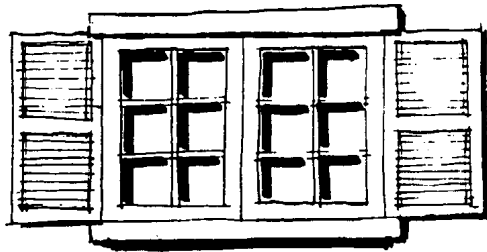
Stone pier w/ wood columns
and wood railing

Monterey

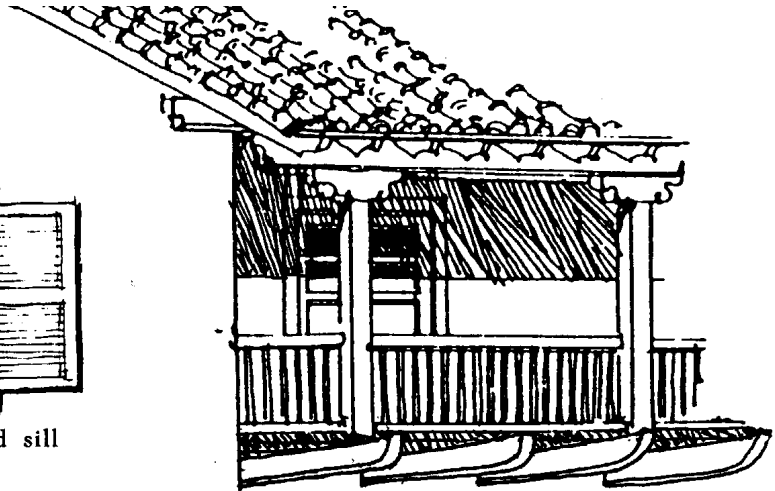
The Monterey style is a component of Mediterranean and the original Spanish-adobe construction methods. As used in these guidelines, it refers to a version of the California Adobe style evolved in the 1920s and 1930s based on the basic two-story New England Colonial period. Prior to this innovation in Monterey, all Spanish colonial houses in California were of single story construction.

The style is recognized by the use of simple building forms, the introduction of wood framing and the addition of second stories. Roofs feature gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas and porches are an integral part of the Monterey character. The design characteristics and elements as illustrated in the sketch below provide essentials for massing, scale and proportion, and building materials for understanding this particular style.

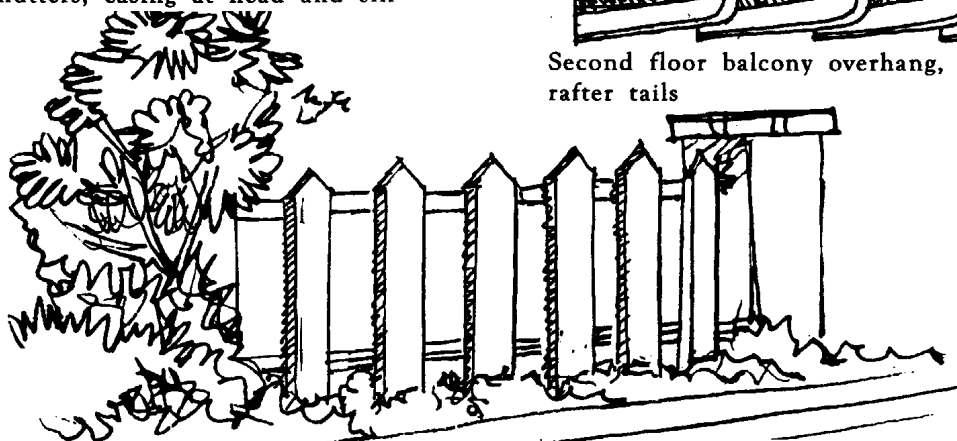




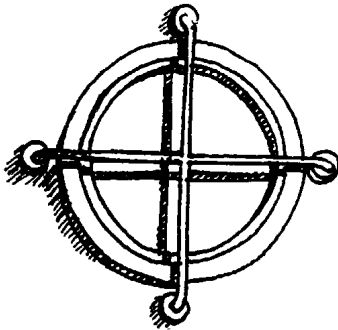
Shutters, casing at head and sill



Second floor balcony overhang, tile roof
rafter tails



Picket fence w/ block pier



Round window w/ metal bars



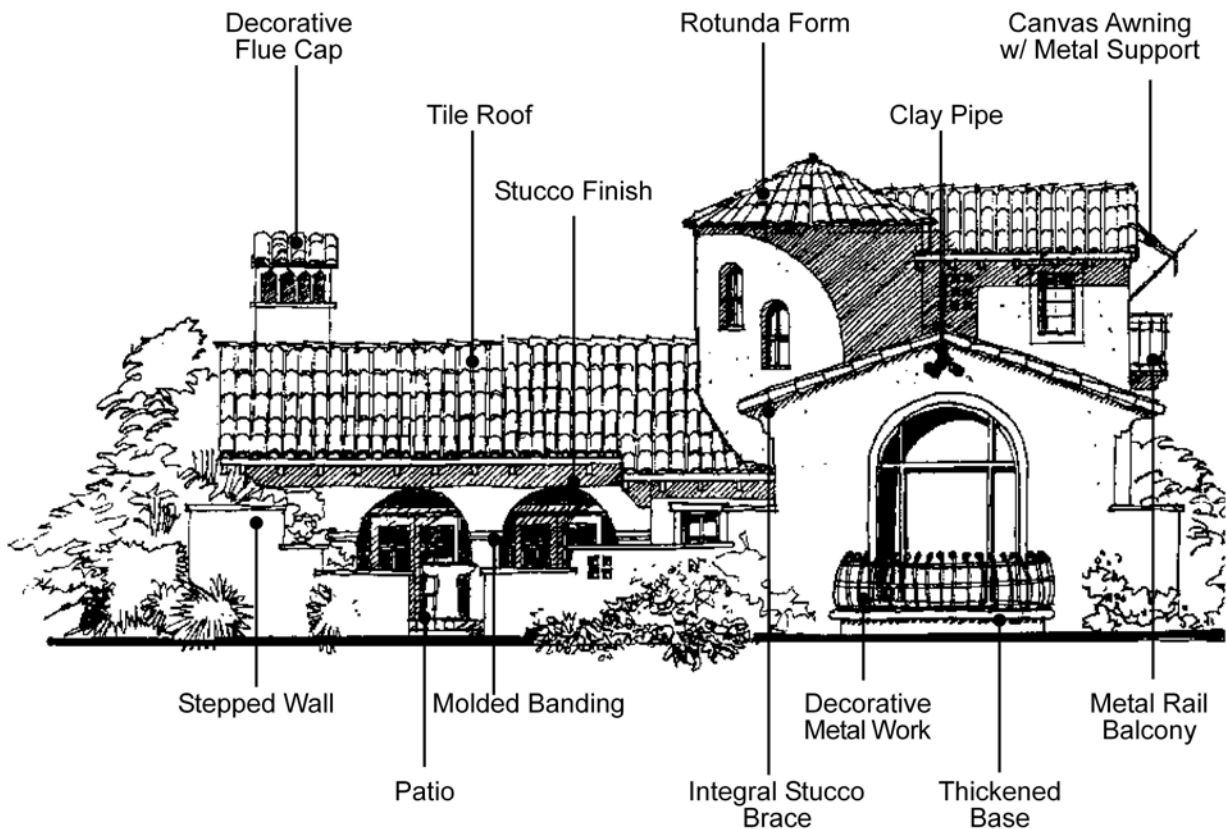
Pediment casing, slatted gable vent,
wooden rail, minimal rake overhang

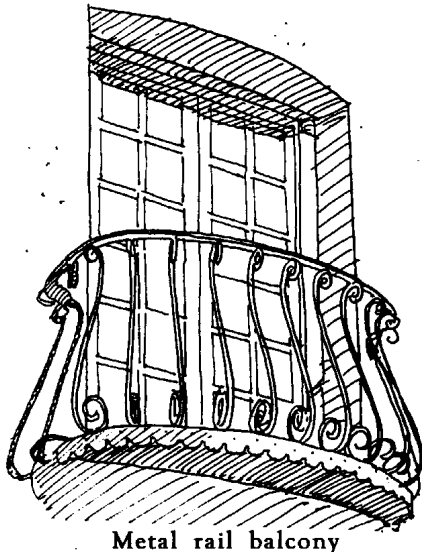
CALIFORNIA MONTEREY

Spanish Revival (including Spanish Colonial and Mission Style)

Spanish Revival style is a culmination of Spanish styles brought to a sophisticated level of interpretation in the early 1900s. Borrowing elements of detailing from Moorish, Byzantine and Renaissance architecture in Spain, Spanish Revival includes massing with the use of ornate classical elements and details at entries, arcades, windows and balconies. Although the building mass remained simple, the style exemplified sophisticated fine classical detailing. The design characteristics and elements as illustrated in the sketches below provide the essentials for massing, scale and proportion, building materials, and details for understanding the primary concepts for this style. Both Spanish Colonial and Mission Style are illustrated in the following sketches.

Spanish Colonial

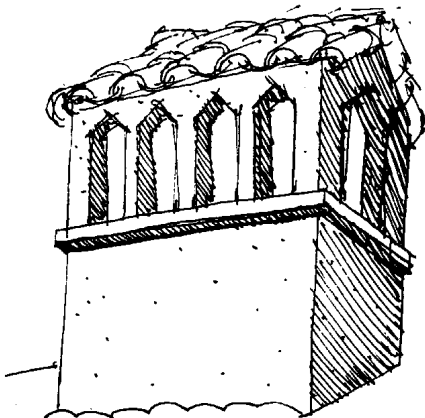




Metal rail balcony



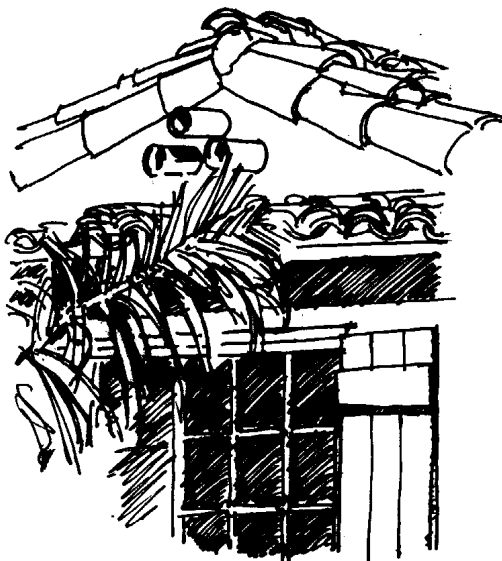
Plaster grill vents



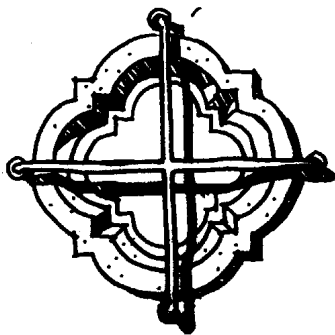
Decorative chimney cap



French doors, plaster wainscot

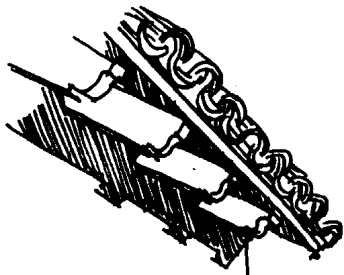


Clay tile pipe, shutters



Decorative window w/
metal bars

SPANISH COLONIAL

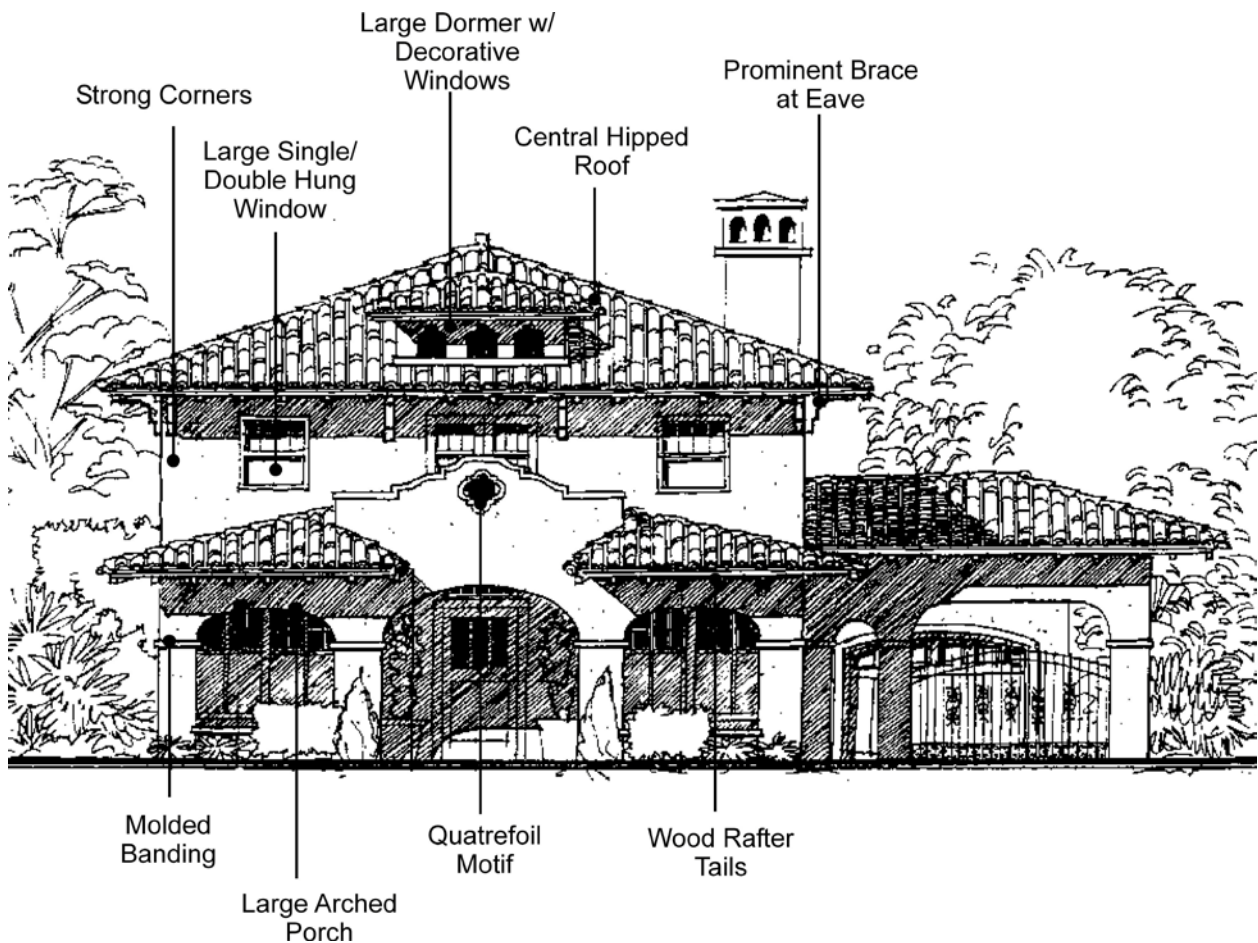


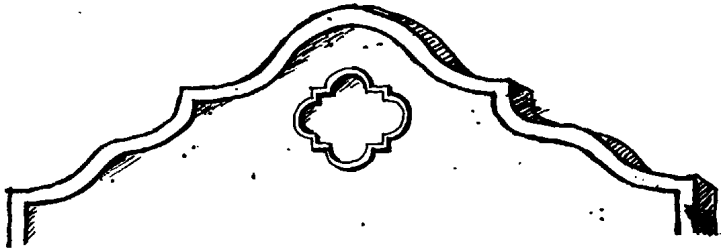
Rafter tails, clay tile

Mission Style

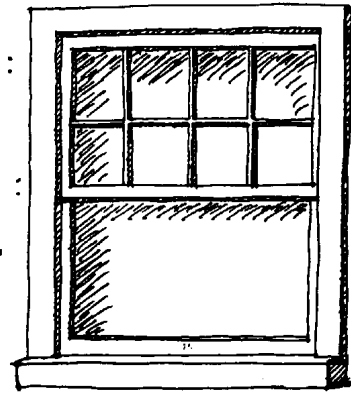
The Spanish Mission style is inspired by the adobe architecture of 18th century Spanish missions. The style is characterized by the appearance of thick, stucco walls, clean lines, arch forms, minimal ornamentation and barrel tile roofs. The style incorporates interior courtyards and arcades. Pedestrian oriented features of the Spanish Mission style may include:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.

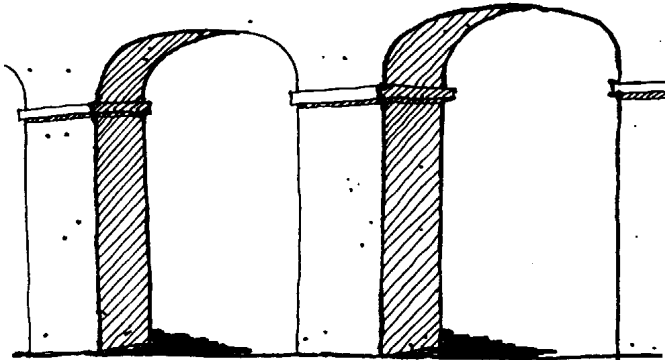




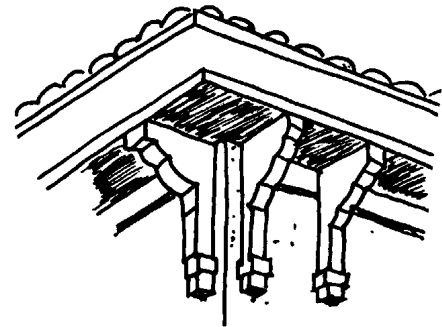
Mission shaped parapet w/ quatrefoil window



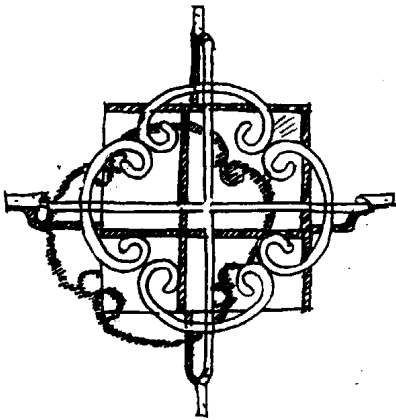
Large single hung window



Semielliptical arches with
banding at spring line

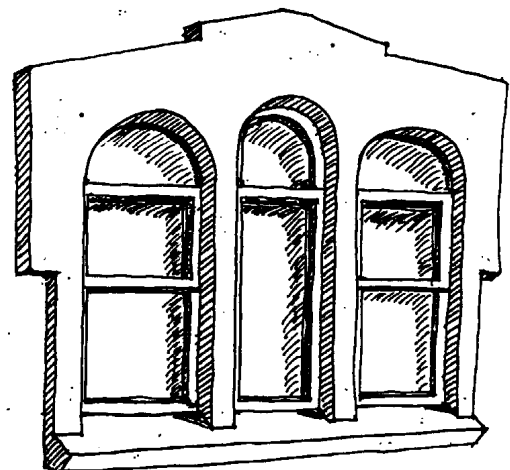


Roof braces w/
large overhang



Decorative metal work

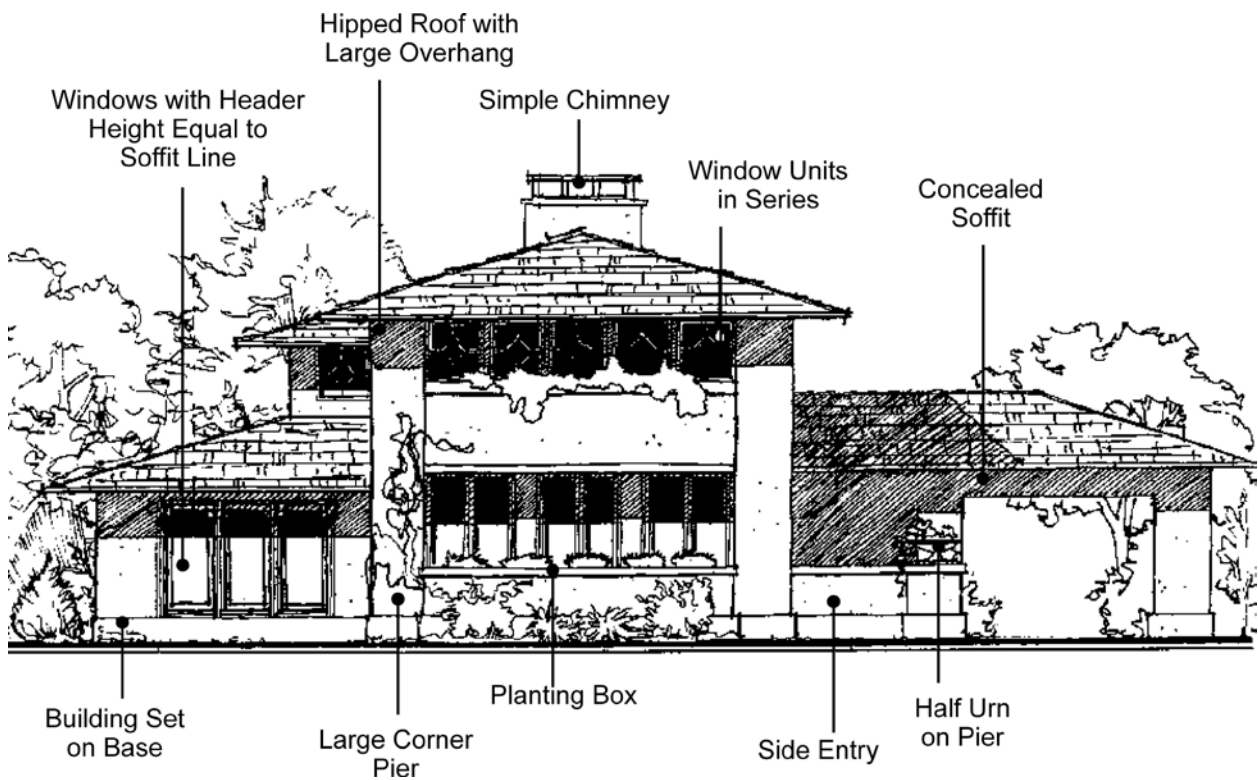
MISSION



Casing around prominent window

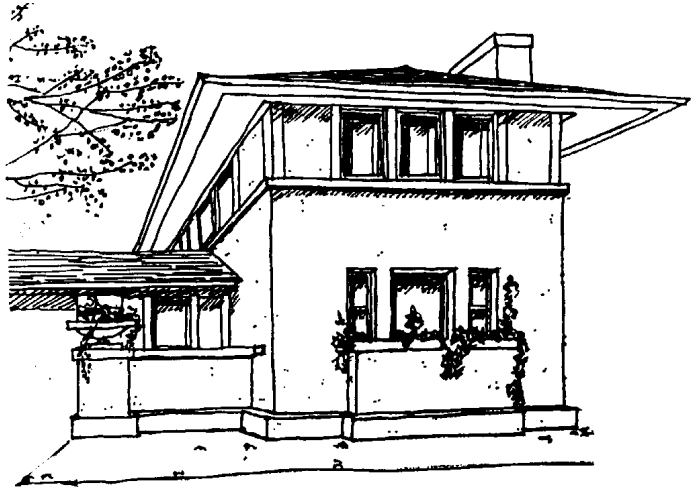
Prairie Style

The Prairie style, indigenous to America, is inspired by the English Arts and Crafts Movement of the late 19th century. It is characterized by massive corner piers, horizontal grouped windows, and low pitched roofs with large overhanging eaves. The design characteristics and elements as illustrated in the sketch below provide the essentials for massing, scale and proportion, building materials, and details for understanding the primary concepts for this style.

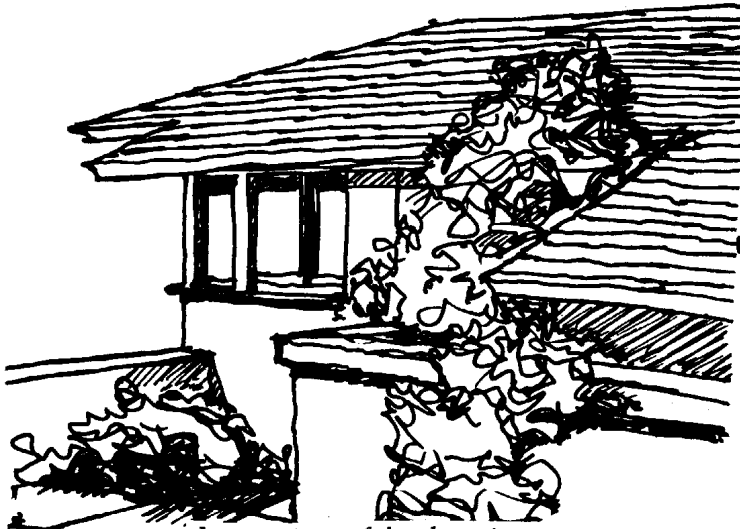




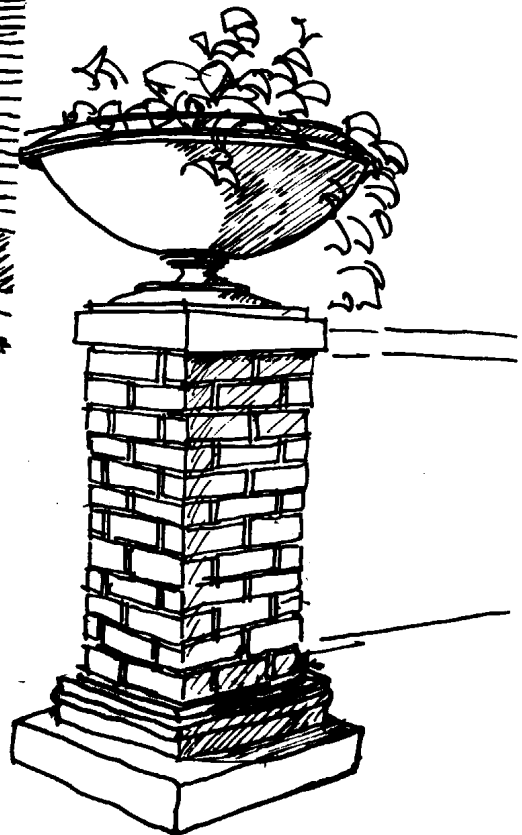
Enframed window w/ decorative motif



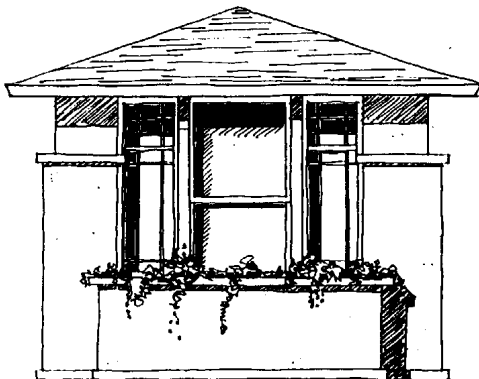
Concealed eave w/ large overhang,
panel division of wall,



Integration of landscaping
and patio w/home,



Brick pier w/ concrete
cap and base, half urn



Corner pier, divided light window,
hipped roof, planting box

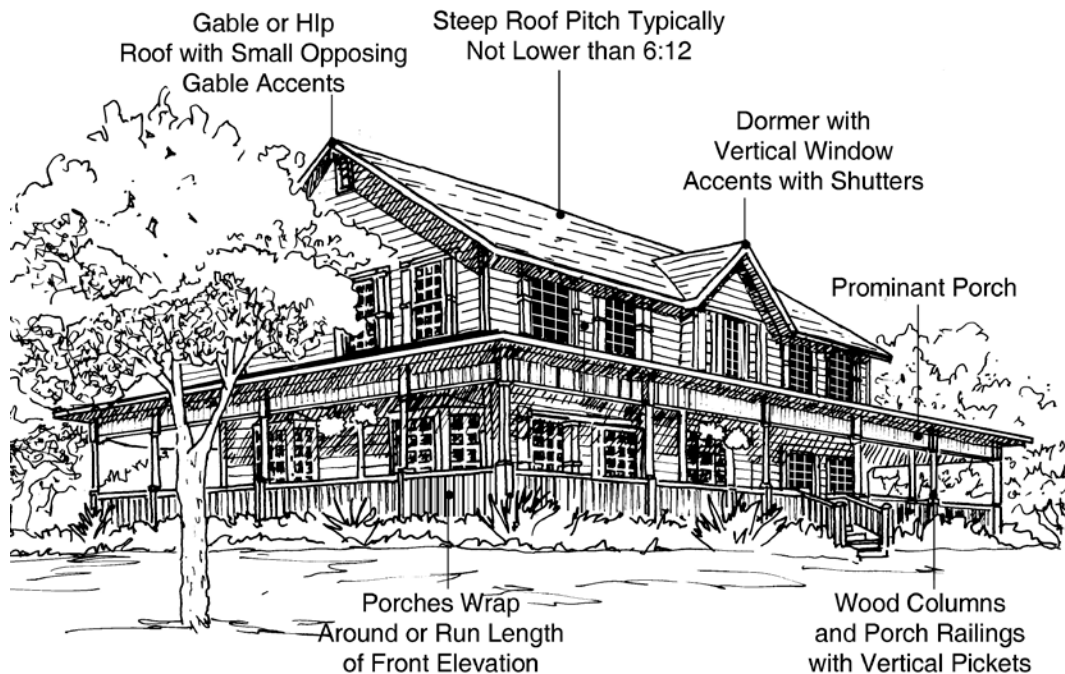
PRAIRE

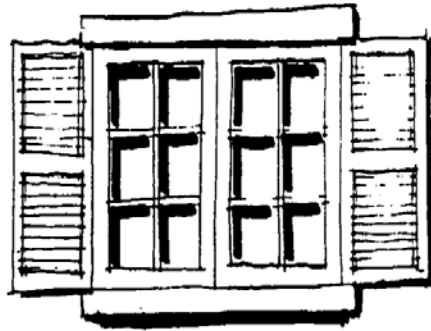
Country Farmhouse

The Country Farmhouse is characterized by one and two story boxed or interlocking massing with a gabled or hip roof and small opposing gable accents. An asymmetrical, casual cottage look is indicative of this style. Shed roofs tend to occur at first story roof lines associated with porch elements. Porches are primary elements, typically covering simple framed entry doors. They may run the length of the front elevation or wrap around from front to side. Roof pitches tend to be steeper than some other styles, typically not lower than 6:12.

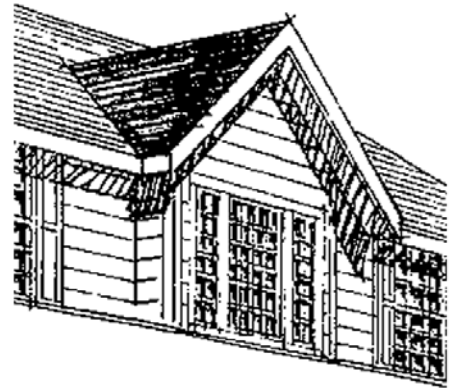
Vertical, multi-paned windows with shutters or frame detail are typical. Dormer windows and decorative bays are often included. Wood columns and porch railings with vertical pickets, cupolas, weathervanes, and window boxes are all common elements.

A variety of materials including board and batten, lapped siding, shingle and brick and stone veneer may be used singularly or in combinations. Composition shingle and flat concrete tile should be used. Roofing shall be shades of gray, black and natural wood tones, depending on the specific architectural style.

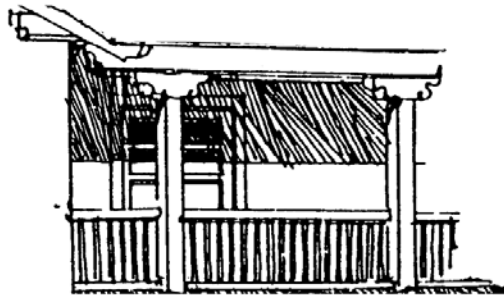




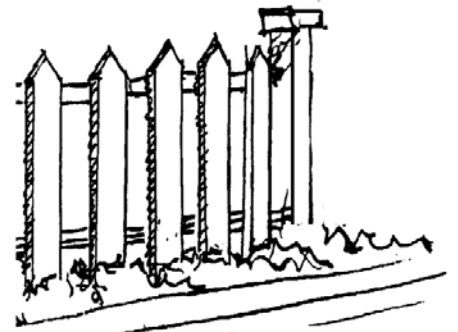
Vertical Multi-Paned
Windows with Shutters & Frame Detail



Dormers with Vertical, Multi-Paned
Windows and Shutters



Wood Columns and Porch
Railings with Vertical Pickets



Picket Fencing with Wood Posts
with Decorative Caps



Wood Post with Decorative Finials

COUNTRY FARMHOUSE

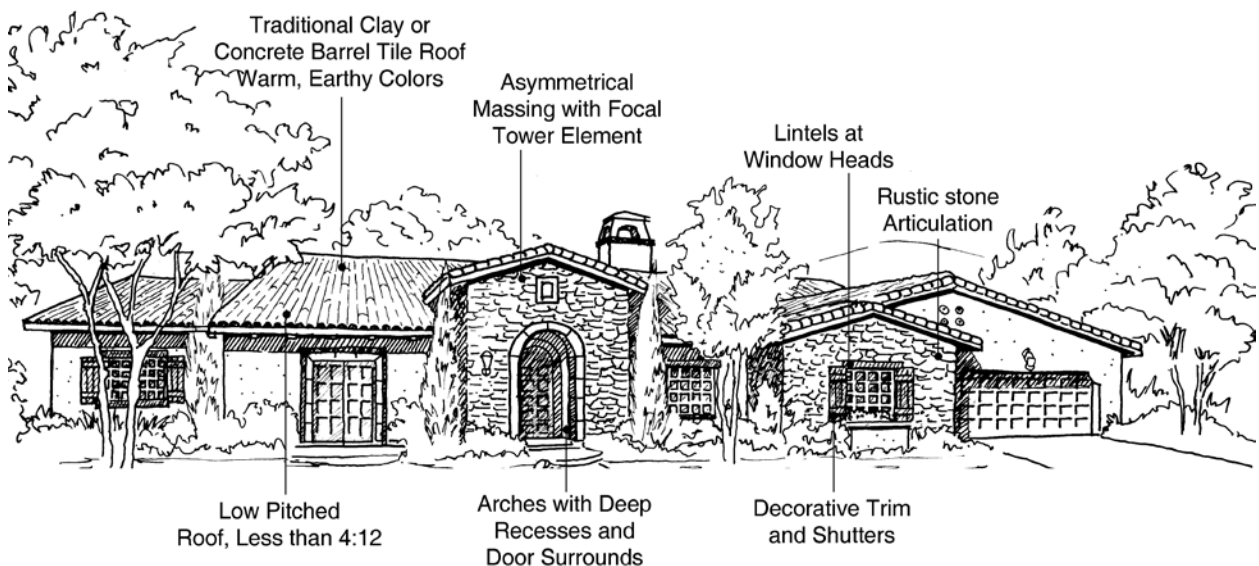
Tuscan

This style is inspired by the villas and farmhouses found in the hillsides of the Tuscany region of Italy. The Tuscan style exhibits the rustic character of the natural settings of Montecito Ranch.

The Tuscan style is typically asymmetrical and irregular in its massing. Forms exhibit simple one and two story massing with low pitched roofs, typically not exceeding 4:12. Hipped roofs are the most common, although gable and shed roofs are also prevalent. The roof is often asymmetrically broken into elements of different heights with the frequent use of a squared, focal tower element. Expressed in more rustic materials, this style is known for incorporating courtyards, colonnades, archways and balconies in its design.

Although primarily rustic in appearance, classical details are common in Tuscan architecture, including door surrounds, columns, lintels at window heads, and rusticated base and belt courses. Windows typically include a feature front window, with others being tall and narrow. They may be enhanced by simple balconies with wrought iron railings and/or arched tops. All openings at front elevations without trim or shutters shall have a minimum two inch (2”) recess.

The primary field material is stucco, with the use of stone veneers to accent certain massings. Rustic appearing brick is sometimes used as an accent material. Roof tiles in earthy browns and subtle terra-cotta blends is appropriate for this style group. Traditional clay or concrete, barrel tile roofing is encouraged. Stark white stucco homes with red tile roofs shall not be allowed.

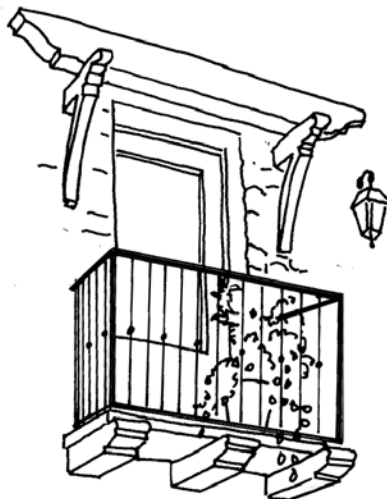




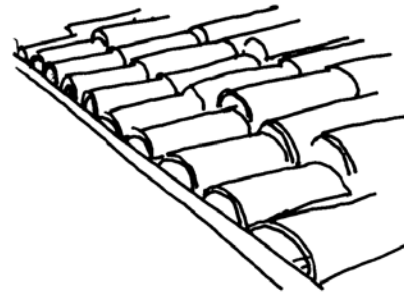
Decorative Stone Doorway
Surrounds with Deep Inset



Rustic Classical
Detailing



Balcony with Wrought Iron
Railing and Exposed Rafter Tails



Roof Tiles in Earthy Browns
and Subtle Terra Cotta Blends

TUSCAN

4. Non-Residential Architectural Style

Proposed non-residential buildings in Montecito Ranch, including the neighborhood park structures, school, pump stations, and any buildings constructed on the community purpose facility site, should be designed using a consistent rural themed community architecture theme incorporating one of the interpreted styles identified in the preceding residential architecture section.

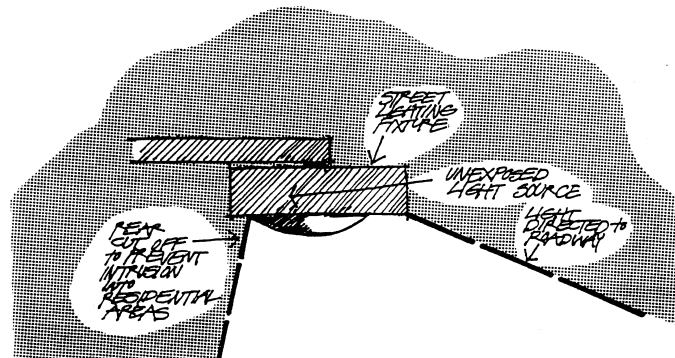
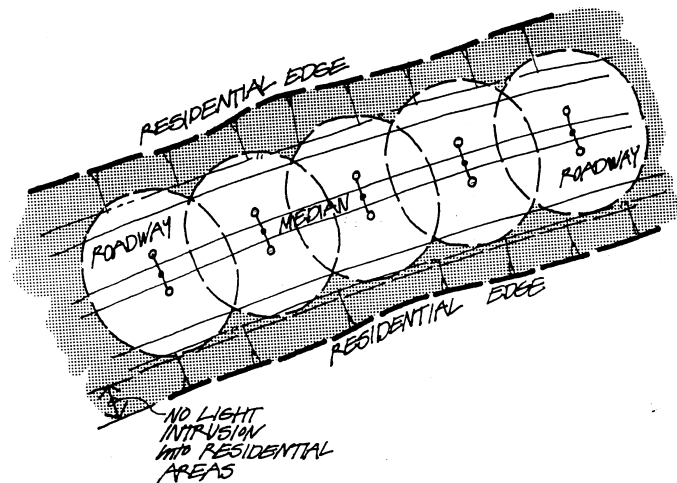
Public/semi-public buildings should blend with the rural residential community with domestic scale and detailing while retaining their identity as “public” buildings. Proposed non-residential buildings shall be designed to be compatible with the adjacent historic ranch house and park site.

5. Lighting

Consistent with the rural character of Montecito Ranch, the lighting will be minimal and understated. Thematic streetlight fixtures will be used in the, parks, schools, and at intersections. Rural standards for street lighting will be followed and the ‘dark sky’ County ordinance will be observed. Accent lighting will be used only in park, recreation, project entries, and school areas. Design standards will be developed to direct the individual residential landscape lighting.

The lighting design concept also focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced and lower than is typically found on an urban street. Light standards should be manufactured of high-quality materials that are visually pleasing. The base, pole and light fixture must be attractive and suitable to the design theme of the neighborhood.

Lighting will be designed to provide adequate illumination without over-lighting for energy savings and avoidance of nuisance lighting. Light fixtures will direct light to use areas. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open spaces.



Montecito Ranch Road

a. Description:

Street lighting will be provided from twin davit pole lights located in the street median or single, davit pole lights on alternate street edges per County Standards, consistent with “dark sky” policies. Pathway lighting will be located at the pathway edges and will be a lower, pedestrian scale and character

b. Pole:

Custom color concrete, approximately 25- to 27-feet tall for street lights and painted metal theme character 12 feet tall for pathway lights.

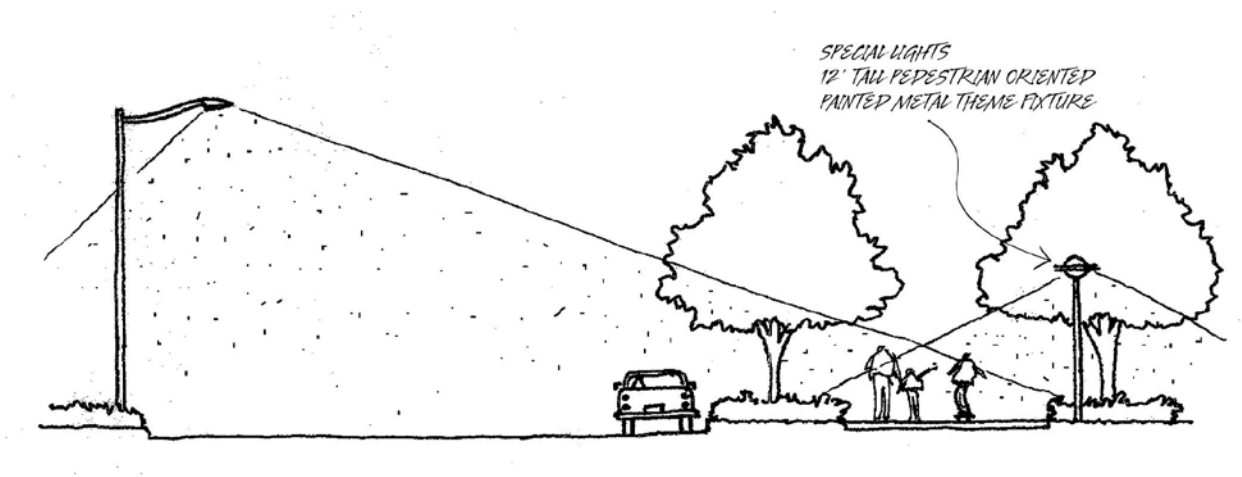
c. Fixture Type:

Street lights – conventional with special color fixture and custom color concrete pole.

Multi-use trail lights – complimentary to the rural design theme, possibly with a visible light source, with capability to shield light from adjacent uses.

d. Lamp Type:

Low Pressure Sodium



Montecito Ranch Road Lighting

Residential Street Lighting

a. Description:

Residential streets are semi-rural roads with a pedestrian scale. The streets have homes on one or both sides, with pedestrian trails and on-street parallel parking.

b. Pole:

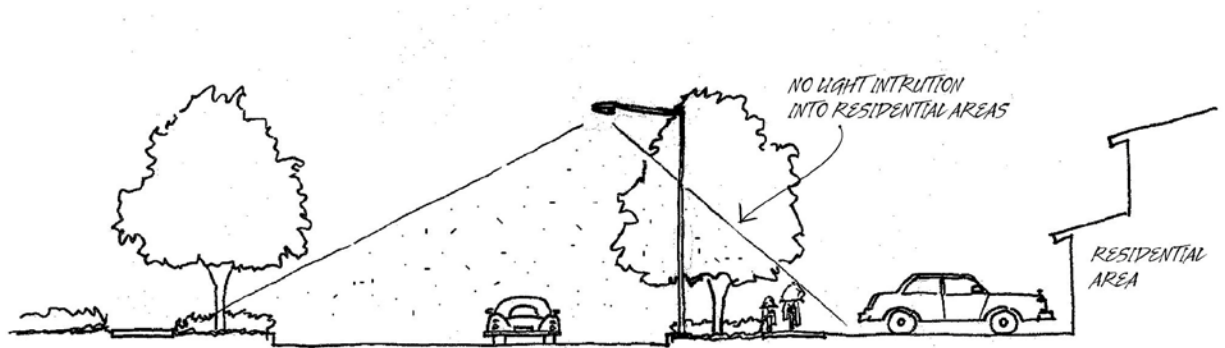
Pre-cast custom color concrete approximately 25- to 27-feet tall located at intersections and ends of cul-de-sacs.

c. Fixture Type:

Cut-off feature for glare control, either pole top or single davit mount.

d. Lamp Type:

Low Pressure Sodium.



Residential Street Lighting

Parking Lot Lighting

a. Description:

Parking lots should be adequately lighted with pole mounted fixtures. Parking lot lighting adjacent to residential uses and open space preserve areas should be located to minimize light intrusion and be adequately shielded.

b. Pole:

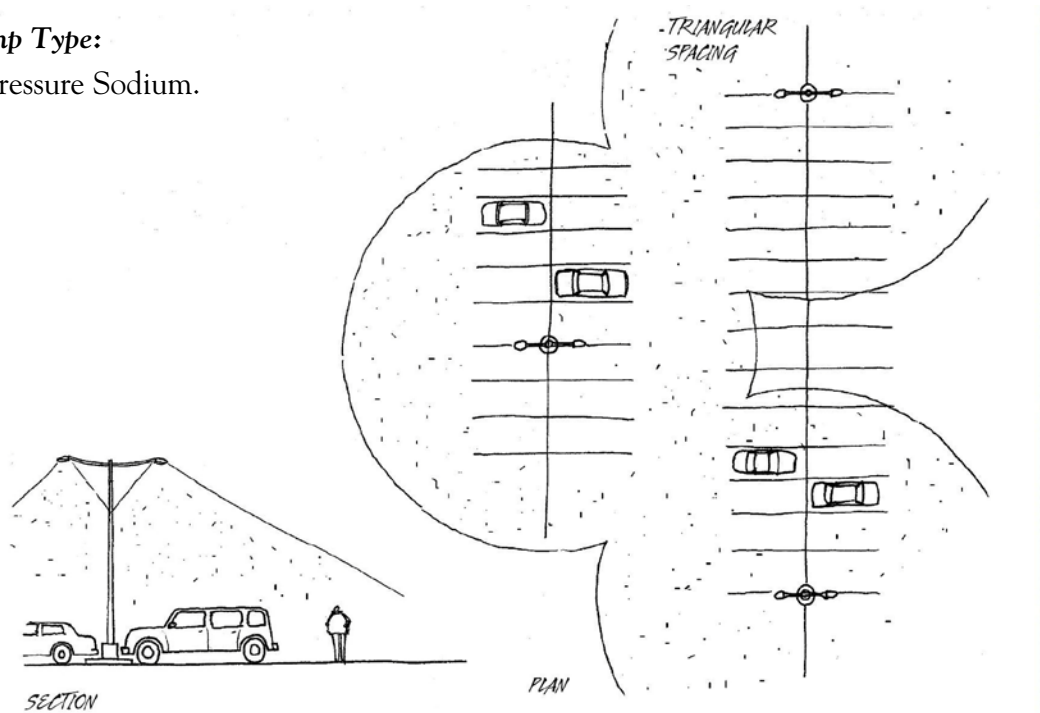
Painted metal, 20-feet tall, triangularly spaced.

c. Fixture Type:

Single or double mount, full cut-off fixtures.

d. Lamp Type:

Low Pressure Sodium.



Parking Lot Lighting



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

MAJOR USE PERMIT



IV. CONDITIONS OF APPROVAL & FINDINGS

IV. CONDITIONS OF APPROVAL AND FINDINGS